

# CITY OF ALBUQUERQUE



February 26, 2007

James Hewitt, P.E.  
Hewitt Engineering Consultants  
5615 Greggs St. NW  
Albuquerque, NM 87120

**Re: Office Building, 523 Lomas Blvd NE, Traffic Circulation Layout  
Engineer's Stamp dated 2-20-07 (J15-D23)**

Dear Mr. Hewitt,

Based upon the information provided in your submittal received 2-20-07, the above referenced plan cannot be approved for Building Permit until the following comment is addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

- The work order for the intersection improvements at Slate Avenue and High Street (CPN 798181) must be issued prior to building permit approval.

If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

J-15/D23

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

PROJECT TITLE: Office Building ZONE MAP: J-15  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: 798181

LEGAL DESCRIPTION: Lot T, Lands of Southwestern Construction Company  
 CITY ADDRESS: 523 Lomas Blvd., NE

ENGINEERING FIRM: Hewitt Engineering & Environmental Consultants CONTACT: James Hewitt  
 ADDRESS: 5615 Creggs St., NW PHONE: 800-3195  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: M&M Real Estate Investments LLC CONTACT: Norbert Melnikar  
 ADDRESS: 4800 Madison Ct., NE PHONE: 798-4902  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: del Sol Design CONTACT: David Keleher  
 ADDRESS: 1401 Roma Ave., NW PHONE: 242-1461  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87104

SURVEYOR: Harris Surveying, Inc. CONTACT: Tony Harris  
 ADDRESS: 2412-D Monroe St., NE PHONE: 889-8056  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: UNKNOWN CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

<b>TYPE OF SUBMITTAL:</b>	<b>CHECK TYPE OF APPROVAL SOUGHT:</b>
<input type="checkbox"/> DRAINAGE REPORT	<input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE
<input type="checkbox"/> DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL	<input type="checkbox"/> PRELIMINARY PLAT APPROVAL
<input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL	<input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL
<input type="checkbox"/> CONCEPTUAL G & D PLAN	<input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL
<input type="checkbox"/> GRADING PLAN	<input type="checkbox"/> SECTOR PLAN APPROVAL
<input type="checkbox"/> EROSION CONTROL PLAN	<input type="checkbox"/> FINAL PLAT APPROVAL
<input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)	<input type="checkbox"/> FOUNDATION PERMIT APPROVAL
<input type="checkbox"/> CLOMR/LOMR	<input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL
<input checked="" type="checkbox"/> TRAFFIC CIRCULATION LAYOUT	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (PERM)
<input type="checkbox"/> ENGINEER'S CERT (TCL)	<input type="checkbox"/> CERTIFICATE OF OCCUPANCY (TEMP)
<input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)	<input type="checkbox"/> GRADING PERMIT APPROVAL
<input type="checkbox"/> OTHER (SPECIFY)	<input type="checkbox"/> PAVING PERMIT APPROVAL
	<input type="checkbox"/> WORK ORDER APPROVAL
	<input type="checkbox"/> OTHER (SPECIFY)

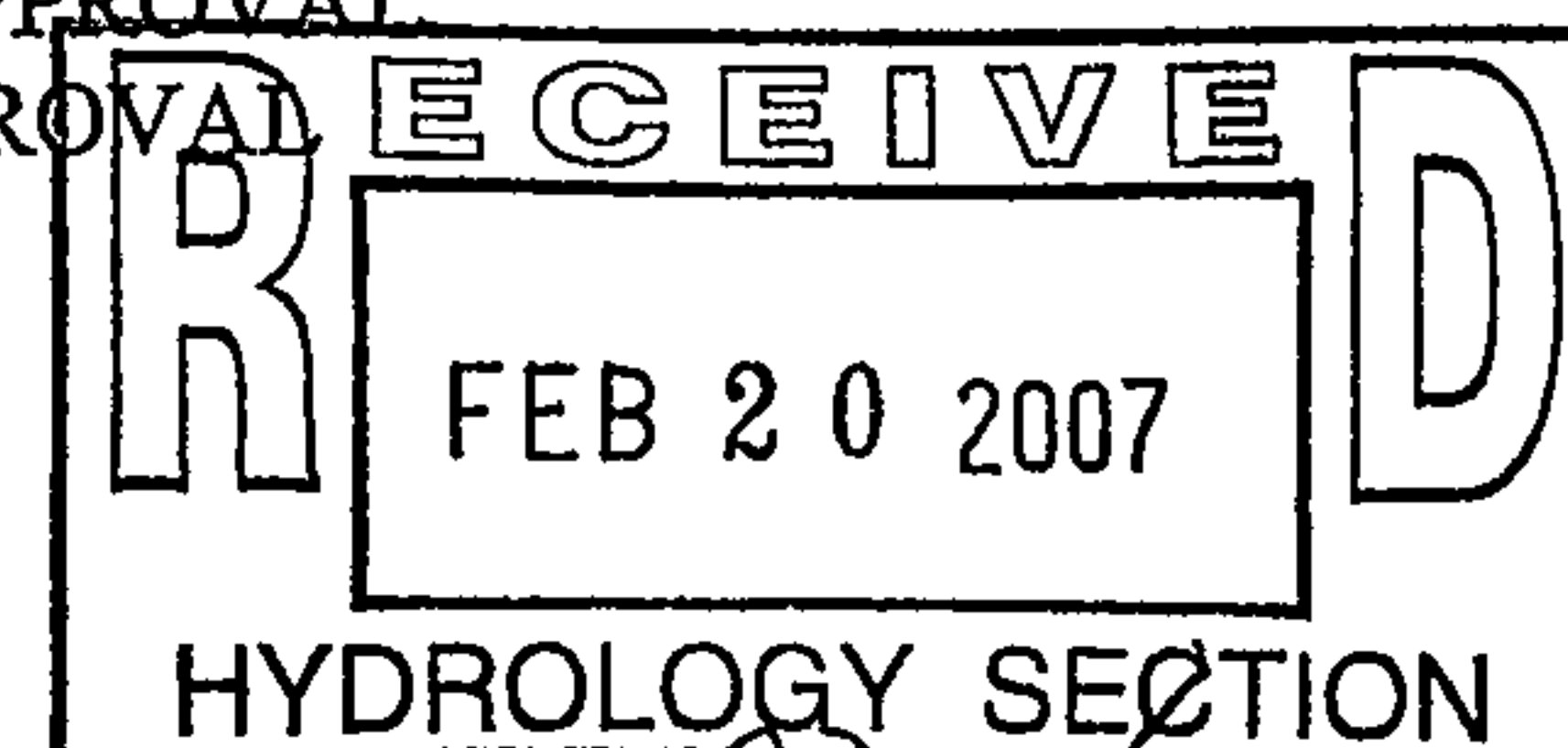
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: February 20, 2007 BY: James L. Belmont

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

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



## DECLARATION OF NON-EXCLUSIVE RIGHTS OF CROSS-ACCESS USE

This Declaration is made this 16<sup>th</sup> day of January, 2007 by M&M Real Estate Investments LLC, "Declarant."

WHEREAS, Declarant is the owner of certain real property situate in the City of Albuquerque, County of Bernalillo, New Mexico, referred to as Parcel 1 for the remainder of this document and described more fully as follows:

A certain Parcel of Land situate in Section 16, Township 10 North, Range 3 East of the N.M.P.M., within the Town of Albuquerque Grant, Bernalillo County, New Mexico, and being more particularly described as follows:

Beginning at the Northeast corner of said Parcel whence the Southeast corner of Lot numbered 17, Trotter Addition, Number 2, Bears N. 81° 22' 00" E., 110.80 feet distant;

Thence along the following bearings and distances: N. 83° 53' 00" W., 50.00 feet; S. 08° 27' 00" W., 77.60 feet;

Thence Easterly along the Northerly right-of-way line of Lomas Boulevard, N.E., on a 4.84° curve (radius = 1174.1 feet) through an arc of 2.90° left, 51.23 feet distant to the Southeast corner of said Parcel;

Thence N. 03° 47' 00" E., 69.00 feet to the point and place of place of beginning.

having acquired the Property by deed recorded in Deed Book A104, at page 7366, among the land records of Bernalillo County, New Mexico; and

WHEREAS, Declarant is also the owner and proprietor of the adjacent lot or parcel, situate in the City of Albuquerque, New Mexico, referred to as Parcel 2 for the remainder of this document and described more fully as follows:

Lot lettered "T" of Lands of Southwestern Construction Company, in the City of Albuquerque, New Mexico, as the same is shown and designated on the Plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico on January 10, 1967.

having acquired the Property by deed recorded in Deed Book A104, at page 7366, among the land records of Bernalillo County, New Mexico; and



Maggie Toulouse

Bern. Co. DEC

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WHEREAS, Declarant is seeking approval by the City of Albuquerque of a site plan application # 061450, to establish the use of Parcel 2 and, in order to satisfy certain zoning requirements, must establish shared parking and mutual ingress and egress rights between the said first parcel and adjacent second parcel; and

WHEREAS, Declarant acknowledges and declares, for itself and its successors and assigns, that the creation and establishment of such shared parking and mutual ingress and egress rights is reasonably necessary to the use and enjoyment of Parcel 2; and

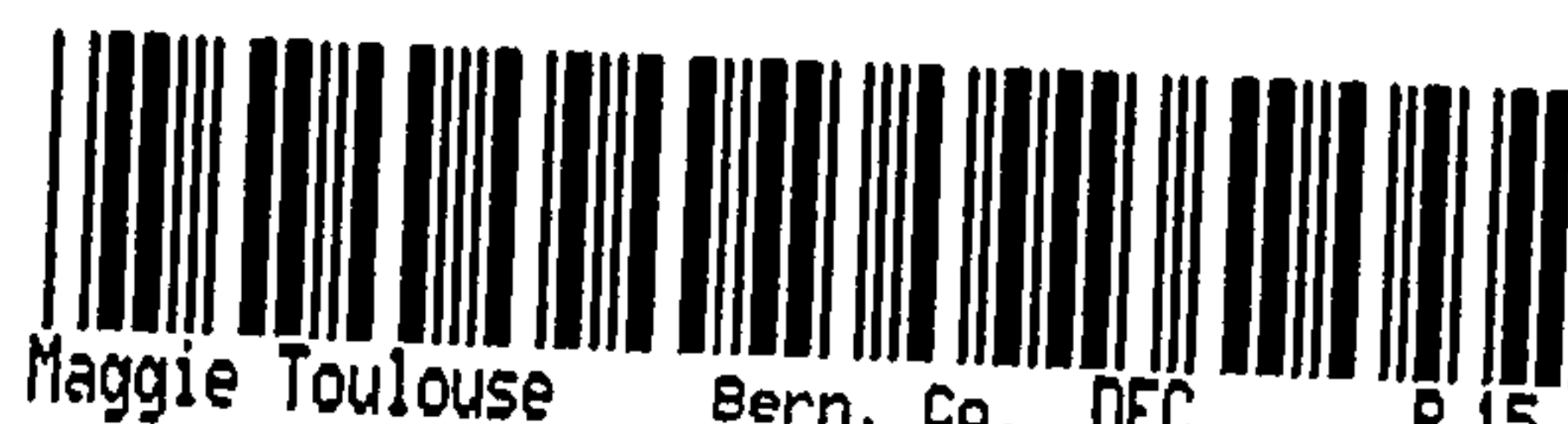
WHEREAS, Declarant intends to construct parking areas on the said Parcel 2 and travelways for ingress and egress upon both parcels to connect said parcels to each other and to permit ingress and egress from each to the other and to and from nearby streets named Lomas Boulevard Northeast and Slate Avenue Northeast; and

WHEREAS, the ingress and egress easement to be established upon the said parcels is depicted and described on the attached Exhibit A;

NOW THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Declarant, for itself and its successors and assigns and their tenants, occupants, guests, visitors and invites, does hereby create and establish, for the mutual benefit of both of the said parcels and for the reasonably necessary use and enjoyment of Parcel 2 reciprocal and non-exclusive rights of use and enjoyment of all ingress and egress easements as shown on the Exhibit A and any and all travelways or parking areas now existing or hereafter installed or constructed upon either of the said parcels or upon any ingress/egress easement acquired or established upon any adjoining property for access to and from Lomas Boulevard Northeast and Slate Avenue Northeast.

The Declarant specifically intends by the creation of the foregoing rights of ingress and egress and parking that, in the event of a severance in the unity of title of the said parcels, such that the title to the said parcels is no longer held by the identical person or persons, the foregoing rights shall, upon such severance, be considered as created and granted as easements for the sue and benefit of the separate parcels.

The foregoing rights shall be subject to the right of the Declarant and its successors and assigns to exercise reasonable regulation and control of the use of the travelways and parking areas, provided that access to a public road shall be maintained at all times.



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IN WITNESS WHEREOF, the undersigned has caused this Declaration to be signed pursuant to due and proper authority as of the date first set forth above.

by: Norbert Melnikov  
date: January 16, 2007  
Name: Norbert Melnikov  
Title: Owner / M&M Real Estate Investments, LLC

STATE OF NEW MEXICO  
CITY OF ALBUQUERQUE, to wit:

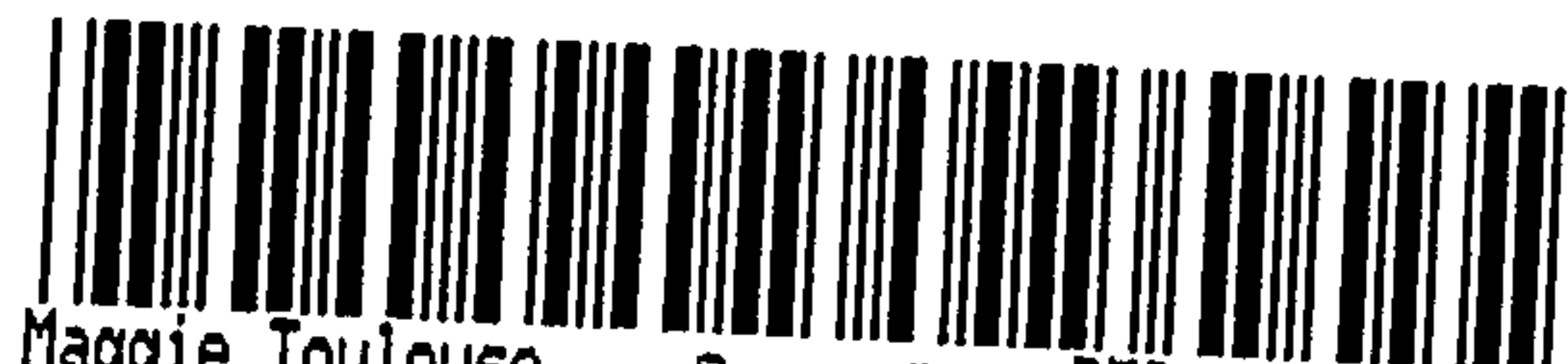
I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Norbert Melnikov, whose names are signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction.

GIVEN under my hand and seal this 16 day of January, 2007.

My commission expires: 11-3-2010

Leta Sanchez  
Notary Public





Maggie Toulouse

Bern. Co. DEC

R 15.00

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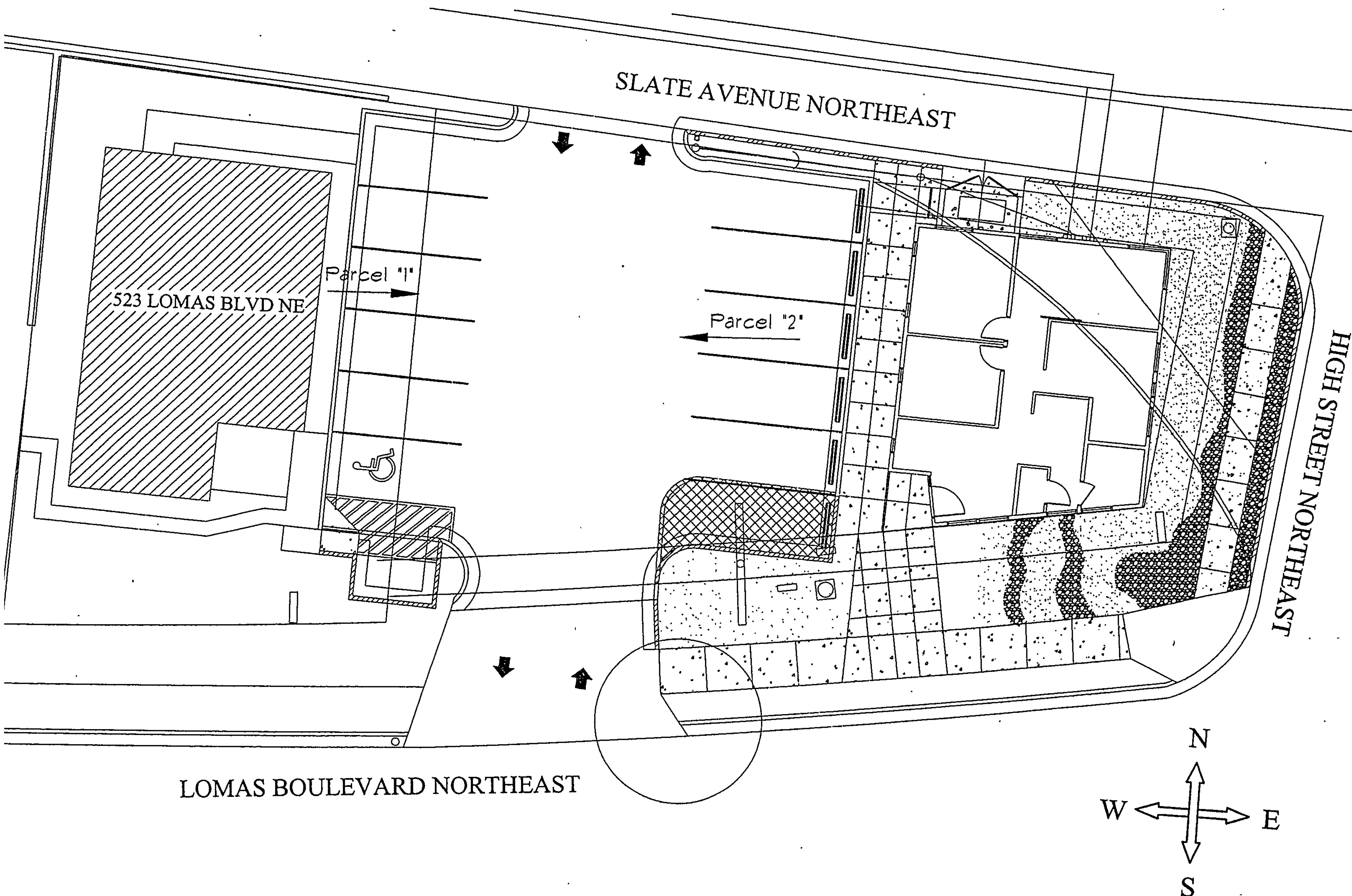
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Bk-A130 Pg-9932

# EXHIBIT A





# CITY OF ALBUQUERQUE



February 26, 2007

James Hewitt, P.E.  
Hewitt Engineering Consultants  
5615 Greggs St. NW  
Albuquerque, NM 87120

**Re: Office Building, 523 Lomas Blvd NE, Grading and Drainage Plan  
Engineer's Stamp dated 2-07-07 (J15-D23)**

Dear Mr. Hewitt,

Based upon the information provided in your submittal received 2-07-07, the above referenced plan cannot be approved for Building Permit until the following comment is addressed:

P.O. Box 1293

Albuquerque

- The work order for the intersection improvements at Slate Avenue and High Street (CPN 798181) must be issued prior to building permit approval.

If you have any questions, you can contact me at 924-3981.

New Mexico 87103

Sincerely,

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

[www.cabq.gov](http://www.cabq.gov)

C: File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV 12/2005)

PROJECT TITLE: Office Building ZONE MAP: TIS-D23  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: 798181

LEGAL DESCRIPTION: Lot T, Lands of Southwestern Construction Company  
CITY ADDRESS: 523 Lomas Blvd., NE

ENGINEERING FIRM: Hewitt Engineering & Environmental <sup>Consul Hanks</sup> CONTACT: James Hewitt  
ADDRESS: 5615 Crooks St., NW PHONE: 800-395  
CITY, STATE: Albuquerque, NM ZIP CODE: 87120

OWNER: M&M Real Estate Investments LLC CONTACT: Norbert Melnikov  
ADDRESS: 4800 Madison Ct., NE PHONE: 798-4902  
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: del sol Design CONTACT: David Kelpner  
ADDRESS: 1401 Ramo Ave., NW PHONE: 242-1461  
CITY, STATE: Albuquerque, NM ZIP CODE: 87104

SURVEYOR: Harris Surveying, Inc. CONTACT: Tom Harris  
ADDRESS: 2412-D Monroe St., NE PHONE: 889-8056  
CITY, STATE: Albuquerque, NM ZIP CODE: 87110

CONTRACTOR: Unknown CONTACT: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

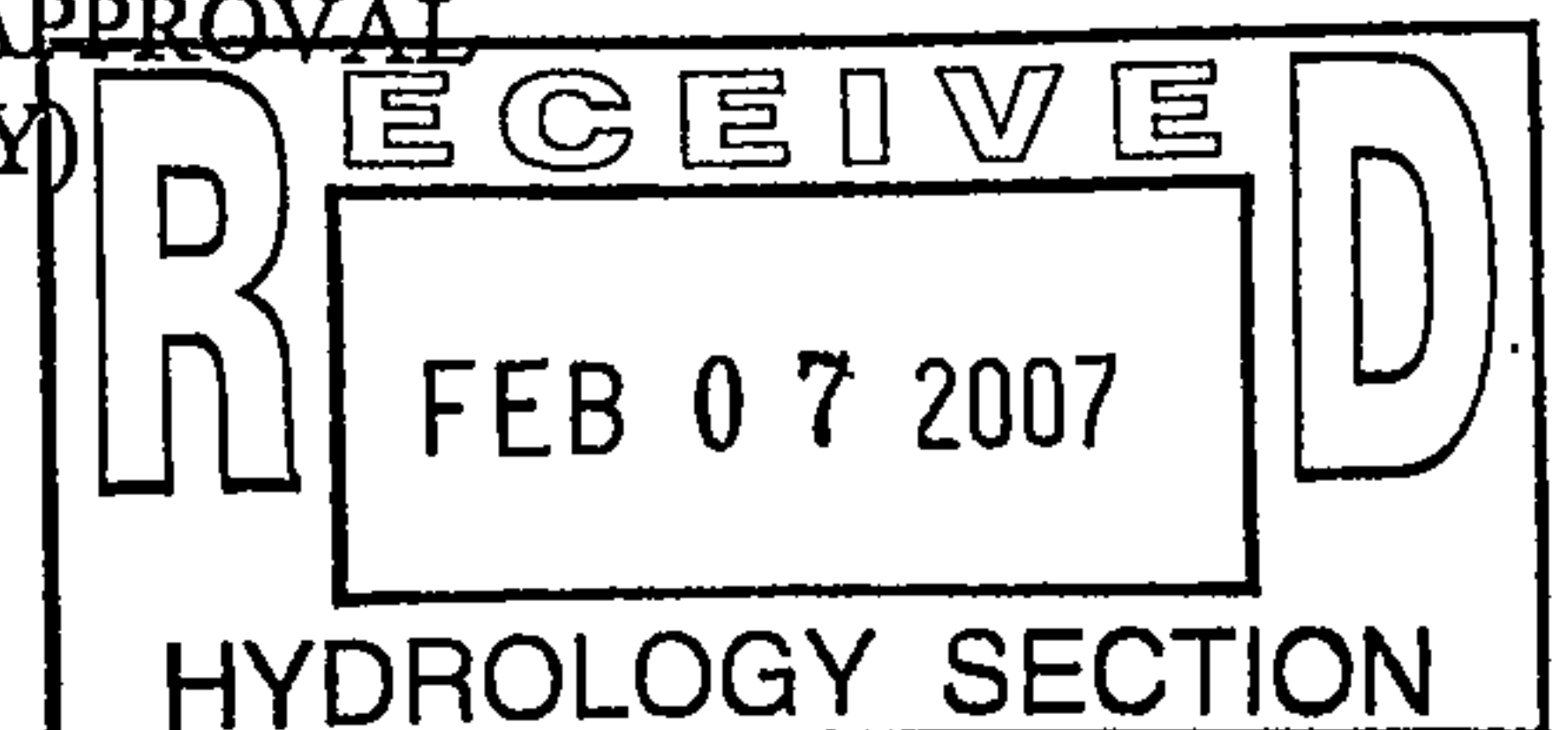
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL G & D PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERT (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT  
☐ ENGINEER'S CERT (TCL)  
☐ ENGINEER'S CERT (DRB SITE PLAN)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

**CHECK TYPE OF APPROVAL SOUGHT:**

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☐ NO  
☐ COPY PROVIDED



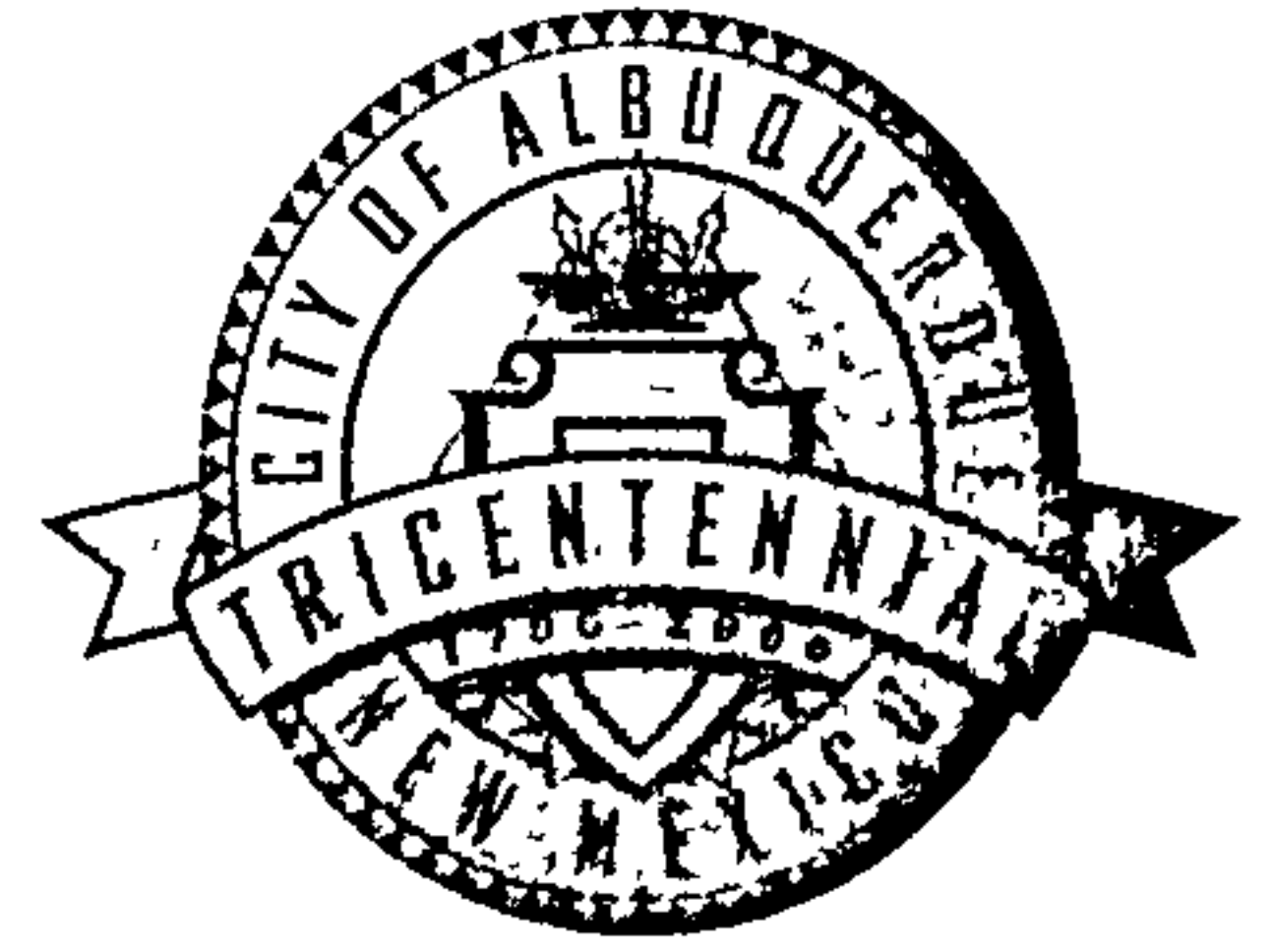
DATE SUBMITTED: [Signature] BY: 02/07/07

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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2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.



# CITY OF ALBUQUERQUE



November 14, 2006

James Hewitt, P.E.  
Hewitt Engineering Consultants  
5615 Greggs St. NW  
Albuquerque, NM 87120

**Re: Office Building, 523 Lomas Blvd NE, Grading and Drainage Plan  
Engineer's Stamp dated 10-23-06 (J15-D23)**

Dear Mr. Hewitt,

Based upon the information provided in your submittal received 10-23-06, 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. The work order for the intersection improvements at Slate Avenue and High Street must be completed and closed out prior to building permit approval. → prior to CO

with  
WO ☒ 2. A separate permit (SO#19) is required for construction within City Right of Way. Please add the appropriate SO#19 notes (see attached), and submit two copies of the grading and drainage plan at the next submittal.

If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

Once WO is issued, can sign off  
on BP  
per BLB  
2/13/07

# CITY OF ALBUQUERQUE



November 3, 2006

James Hewitt, P.E.  
Hewitt Engineering Consultants  
5615 Greggs St. NW  
Albuquerque, NM 87120

**Re: Office Building, 523 Lomas Blvd NE, Traffic Circulation Layout  
Engineer's Stamp dated 10-23-06 (J15-D23)**

Dear Mr. Hewitt,

Based upon the information provided in your submittal received 10-23-06, 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](http://www.cabq.gov)

- The work order for the intersection improvements at Slate Avenue and High Street must be completed and closed out prior to building permit approval. ← condition of CO
- Provide a recorded copy of the cross lot access agreement.

If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

2/13/07

Once WD is issued can sign off  
on BP  
KDM

# CITY OF ALBUQUERQUE



August 10, 2006

James Hewitt, P.E.  
Hewitt Engineering Consultants  
5615 Greggs St. NW  
Albuquerque, NM 87120

**Re: Office Building, 523 Lomas Boulevard NE, Site Development Plan**  
**Engineer's Stamp dated 7-10-06 (J15-D23)**

Dear Mr. Hewitt,

Based upon the information provided in your submittal received 7-10-06, the above referenced plan cannot be approved for Site Development Plan for Building Permit until the following comments are addressed:

1. How are you calculating the area of the lot? Are you replatting this lot?  
Show the lot lines.
2. Provide a separate grading and drainage plan and a separate traffic circulation layout.
3. Describe the existing condition of the site.

If you have any questions, you can contact me at 924-3981.

Sincerely,

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

C: File

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)