

Address 630 N. Arizona St. N.F. Engr/Arch

Plans Approved 3/17/83 Cond.

Comments: J17-D5

Inspection Requested Contractor

Appr. 6-20-83 Disappr. 30 Day Temp.

Comments:

Need to make water test. Test ok J.S.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 15, 1983

Mr. Chris Weiss, PE
Consultants Terra Sol Inc.
P. O. Box 142
Sandia Park, New Mexico 87047

Re: 630 Manzano NE Office Building dated 1/11/83
(J17-D5)

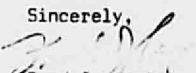
Dear Chris:

The additional information provided in your letter dated 2/8/83 satisfies my concerns discussed with you earlier, therefore, your plan is approved.

The building plans for this project will be approved with the inclusion of this plan and a plat eliminating lot lines in the building set. If platting is not proposed, a private easement will be required for the proposed drainage across lot lines.

If you have any questions regarding the above, please feel free to call me at 766-7644.

Sincerely,


Fred J. Aguirre, PE
Civil Engineer/Hydrology

FJA/el

cc: ✓ Drainage File
Reading File

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



P.O. Box 142, Sandia Park, New Mexico 87047

February 8, 1983

City of Albuquerque
Mr. Fred Aguirre, P.E.
Civil Engineer/Hydrology
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Manzano Office Site for Coppedge/Weller

Dear Fred:

Per your request, this letter is a written confirmation of our previous discussions for the following items:

1. You had expressed concern about the nature of the impact that offsite flows from the north lot would have on the proposed building. The area generating these flows is small and presently undeveloped. The flows impacting the proposed building would be insignificant. Additionally, this building will have a water-proofed stem wall to further safeguard its stability. These flows will be routed to the proposed landscaped area for final discharge onto Manzano Street. Future development for the north area would undoubtedly route these flows directly to Manzano Street, away from this site.
2. You had also expressed concern about intercepting alley flows which presently drain across the area of the proposed office, and redirecting these flows south behind an existing office building. If these flows are diverted from their existing path, which presently intercepts the north side of this building, the situation will be improved. The flows can be routed south down the alley with no adverse affect because of existing paving behind and adjacent to this building. This pavement has a positive gradient away from the building, with the net effect of channelizing the alley flows away from the structure. The eventual outfall for the alley runoff, one way or the other, is Lomas Blvd.

If you have any questions concerning the above information, please don't hesitate to call me.

Sincerely,

Christopher L. Weiss, P.E.
President

CONSULTANTS TERRA SOL INC. CIVIL ENGINEERING / RENEWABLE ENERGY DESIGN
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3. At all times throughout the duration of this Declaration of Establishment of Cross Easements, no driveway or parking area shall be blocked except temporarily for construction or repair purposes.

4. The respective owners of each of the parcels shall maintain that area of each parcel which is being used for parking, ingress and egress of vehicles, from time to time, in a good, clean and sightly condition. The respective owners of each parcel shall share the costs of maintenance of sewer, gas, water, electrical, and telephone lines, and city utility charges for water, sewer and garbage, and paving, parking, and drainage of both parcels on the following proportionate basis:

The owners of Lot 14A	57 per cent
The owners of Lot 14B	43 per cent.

Responsibility for the costs of roofing repairs, maintenance of the interior and exterior of the buildings, landscaping, taxes and insurance shall be borne exclusively by the owner of the said building.

5. The respective owners of each parcel shall be entitled to reserve not more than seven parking spaces for their exclusive use to be located on their respective parcels.

6. No breach of any of the covenants or conditions of this Declaration of Establishment of Cross Easements shall render invalid or operate in any way against the lien of any mortgage which may become a lien upon any of the lands identified herein. If any mortgage which may become a lien on either of said parcels, or any part hereof, shall be foreclosed, the title acquired through such foreclosure and the persons or parties who thereafter become the owners thereof, shall be bound by and shall take title thereto subject to the covenants and restrictions herein contained, and the parties hereto may enforce by a suit at law or in equity, or

by any other remedy, any covenants and restrictions herein contained and the easements herein referred to.

7. The covenants, restrictions and easements herein shall attach to all and any part of said Lots 14A and 14B, shall run with the land and be binding upon all parties and persons claiming any interest therein.

IN WITNESS WHEREOF, this Declaration of Establishment of Cross Easements was executed on the day and year first above written.

WELLER AND COPPEDGE ARCHITECTS

By *Louis L. Weller*
Louis L. Weller
Michael D. Coppedge
Michael D. Coppedge

Charles W. Brown
Charles W. Brown
Jane W. Brown
Jane W. Brown

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

March, 1983, The foregoing instrument was acknowledged before me this *11th* day of *March*, 1983, by LOUIS L. WELLER and MICHAEL D. COPPEDGE, partners of WELLER AND COPPEDGE ARCHITECTS, a general partnership.

My commission expires: *9-20-86*

Barbara Safford
Notary Public

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

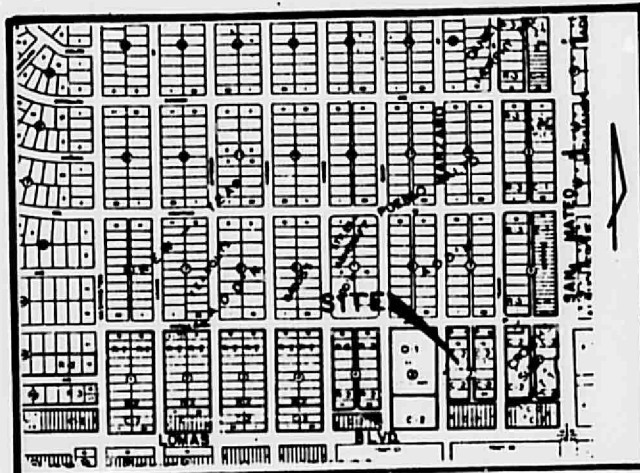
March, 1983, The foregoing instrument was acknowledged before me this *11th* day of *March*, 1983, by CHARLES W. BROWN and JANE W. BROWN.

My commission expires: *9-20-86*

Barbara Safford
Notary Public

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP J-17

BENCH MARK: City B.M. 4-J17. Located at the intersection of Lomas and San Mateo, W.N.W. return elevation is 5238.15



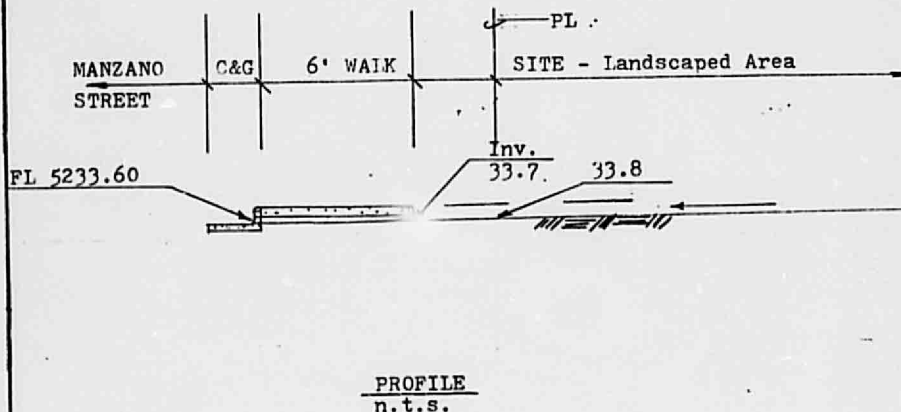
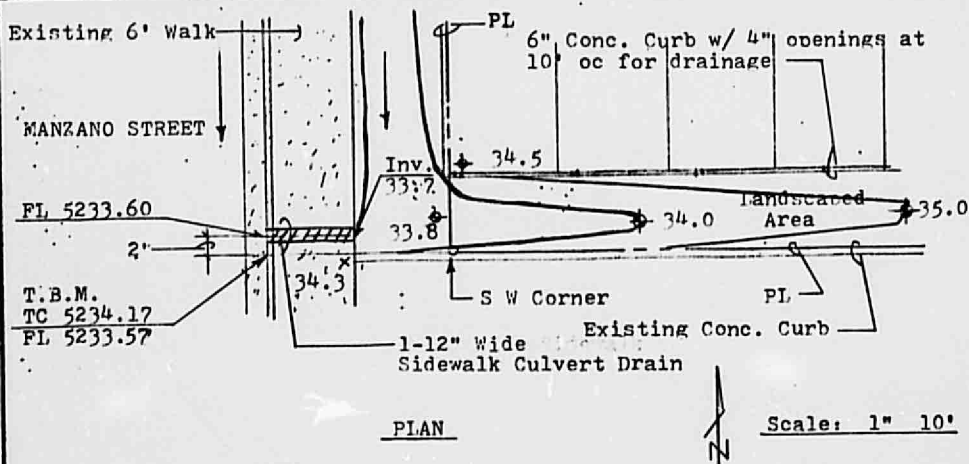
NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cash Paving No. 31"
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to Residential street use.

APPROVALS	NAME	DATE	TITLE:	Office Building 630 Manzano St. N.E. Albuquerque, New Mexico
A.C.E./DESIGN	<i>[Signature]</i>	2/28/83		
INSPECTOR	<i>[Signature]</i>	2/28/83		
A.C.E./FIELD			PERMIT NO. 1	MAP NO. J-17
			SHEET 1	OF 2

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



APPROVALS	NAME	DATE	TITLE: Office Building 630 Manzano St. N.E. Albuquerque, New Mexico
A.C.E./DESIGN	<i>[Signature]</i>	<i>[Date]</i>	
INSPECTOR	<i>[Signature]</i>	<i>[Date]</i>	
A.C.E./FIELD	<i>[Signature]</i>	<i>[Date]</i>	PERMIT NO. 2 OF 2 MAP NO. J-17

Address 630 W. Arizona St. N. Engr/Arch

Plans Approved 3/17/83 Cond.

Comments: J17-D5

Inspection Requested Contractor

Appr. 6-20-83 Disappr. 30 Day Temp.

Comments:

Need to make water test. Test ok. J.S.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 15, 1983

Mr. Chris Weiss, PE
Consultants Terra Sol Inc.
P. O. Box 142
Sandia Park, New Mexico 87047

Re: 630 Manzano NE Office Building dated 1/11/83
(J17-D5)

Dear Chris:

The additional information provided in your letter dated 2/8/83 satisfies my concerns discussed with you earlier, therefore, your plan is approved.

The building plans for this project will be approved with the inclusion of this plan and a plat eliminating lot lines in the building set. If platting is not proposed, a private easement will be required for the proposed drainage across lot lines.

If you have any questions regarding the above, please feel free to call me at 766-7644.

Sincerely,

Fred J. Aguirre
Fred J. Aguirre, PE
Civil Engineer/Hydrology

FJA/el

cc: ✓ Drainage File
Reading File

MUNICIPAL DEVELOPMENT DEPARTMENT

Richard S. Heller, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



P.O. Box 142, Sandia Park, New Mexico 87047

February 8, 1983

City of Albuquerque
Mr. Fred Aguirre, P.E.
Civil Engineer/Hydrology
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Manzano Office Site for Coppedge/Weller

Dear Fred:

Per your request, this letter is a written confirmation of our previous discussions for the following items:

1. You had expressed concern about the nature of the impact that offsite flows from the north lot would have on the proposed building. The area generating these flows is small and presently undeveloped. The flows impacting the proposed building would be insignificant. Additionally, this building will have a water-proofed stem wall to further safeguard its stability. These flows will be routed to the proposed landscaped area for final discharge onto Manzano Street. Future development for the north area would undoubtedly route these flows directly to Manzano Street, away from this site.
2. You had also expressed concern about intercepting alley flows which presently drain across the area of the proposed office, and redirecting these flows south behind an existing office building. If these flows are diverted from their existing path, which presently intercepts the north side of this building, the situation will be improved. The flows can be routed south down the alley with no adverse affect because of existing paving behind and adjacent to this building. This pavement has a positive gradient away from the building, with the net effect of channelizing the alley flows away from the structure. The eventual outfall for the alley runoff, one way or the other, is Lomas Blvd.

If you have any questions concerning the above information, please don't hesitate to call me.

Sincerely,

Christopher L. Weiss, P.E.
President

CONSULTANTS TERRA SOL INC. CIVIL ENGINEERING / RENEWABLE ENERGY DESIGN
CLW/vw 505/281-1444 Albuquerque 505/281-1191 Sandia Park

3. At all times throughout the duration of this Declaration of Establishment of Cross Easements, no driveway or parking area shall be blocked except temporarily for construction or repair purposes.

4. The respective owners of each of the parcels shall maintain that area of each parcel which is being used for parking, ingress and egress of vehicles, from time to time, in a good, clean and sightly condition. The respective owners of each parcel shall share the costs of maintenance of sewer, gas, water, electrical, and telephone lines, and city utility charges for water, sewer and garbage, and paving, parking, and drainage of both parcels on the following proportionate basis:

The owners of Lot 14A	57 per cent
The owners of Lot 14B	43 per cent.

Responsibility for the costs of roofing repairs, maintenance of the interior and exterior of the buildings, landscaping, taxes and insurance shall be borne exclusively by the owner of the said building.

5. The respective owners of each parcel shall be entitled to reserve not more than seven parking spaces for their exclusive use to be located on their respective parcels.

6. No breach of any of the covenants or conditions of this Declaration of Establishment of Cross Easements shall render invalid or operate in any way against the lien of any mortgage which may become a lien upon any of the lands identified herein. If any mortgage which may become a lien on either of said parcels, or any part hereof, shall be foreclosed, the title acquired through such foreclosure and the persons or parties who thereafter become the owners thereof, shall be bound by and shall take title thereto subject to the covenants and restrictions herein contained, and the parties hereto may enforce by a suit at law or in equity, or

by any other remedy, any covenants and restrictions herein contained and the easements herein referred to.

7. The covenants, restrictions and easements herein shall attach to all and any part of said Lots 14A and 14B, shall run with the land and be binding upon all parties and persons claiming any interest therein.

IN WITNESS WHEREOF, this Declaration of Establishment of Cross Easements was executed on the day and year first above written.

WELLER AND COPPEDGE ARCHITECTS

By *Louis L. Weller*
Louis L. Weller

Michael D. Coppedge
Michael D. Coppedge

Charles W. Brown
Charles W. Brown

Jane W. Brown
Jane W. Brown

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

March, 1983, The foregoing instrument was acknowledged before me this *11th* day of *March*, 1983, by LOUIS L. WELLER and MICHAEL D. COPPEDGE, partners of WELLER AND COPPEDGE ARCHITECTS, a general partnership.

My commission expires: *9-20-86*

Barbara Safford
Notary Public

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

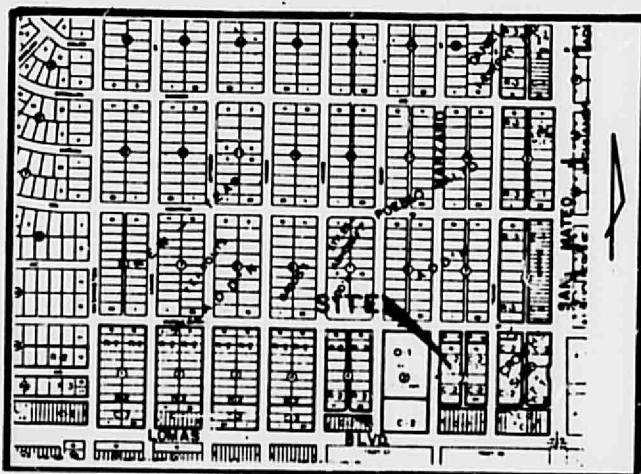
March, 1983, The foregoing instrument was acknowledged before me this *11th* day of *March*, 1983, by CHARLES W. BROWN and JANE W. BROWN.

My commission expires: *9-20-86*

Barbara Safford
Notary Public

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP J-17

BENCH MARK: City B.M. 4-J17. Located at the intersection of Lomas and San Mateo, W.N.W. return elevation is 5238.15



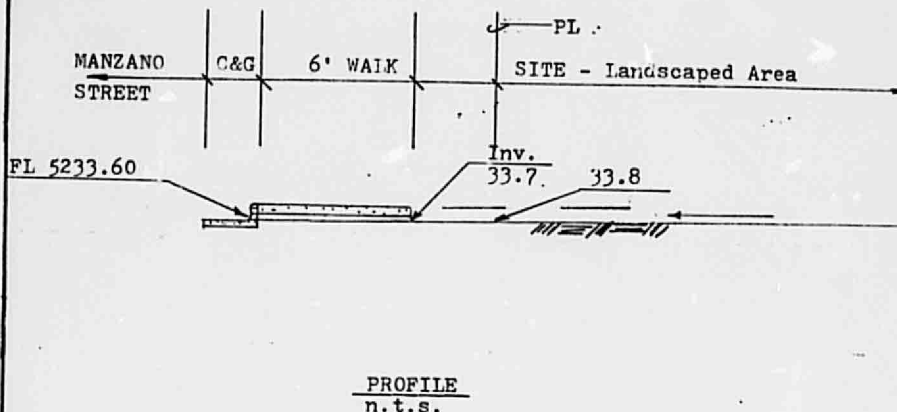
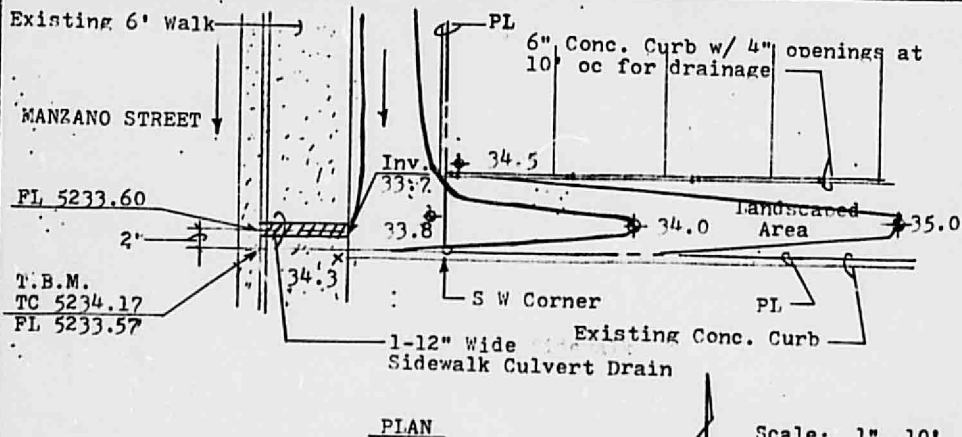
NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for City-Wide Utilities and Cesh Paving No. 31"
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to Residential street use.

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>[Signature]</i>	2/26/83	Office Building 630 Manzano St. N.E. Albuquerque, New Mexico
INSPECTOR	<i>[Signature]</i>	2/26/83	
A.C.E./FIELD			
PERMIT NO.			MAP
SHEET 1 OF 2			NO. J-17

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>[Signature]</i>	<i>2/2/83</i>	Office Building
INSPECTOR	<i>[Signature]</i>	<i>6-7-83</i>	630 Manzano St. N.E.
A.C.E./FIELD	<i>[Signature]</i>	<i>1-17-83</i>	Albuquerque, New Mexico
PERMIT NO. 2 OF 2			MAP NO. J-17