



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



40891

J-22
HYDROLOGY SECTION PROJ. NO. _____ DATE: 6/21/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: PANORAMA SELF STORAGE
TRACT T-2, PANORAMA HTS. ADDN.

WHO	REPRESENTING
ATTENDANCE: FRED AGUIRES	CITY
JEFF MORTENSEN	TOM MANN
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS:

- 1 - DRAINAGE plan REQUIRED per DPM PRIOR TO BUILDING PERMIT SIGN-OFF.
- 2 - Identify PURPOSE OF 10' DRAINAGE EASEMENT
- 3 - CONTROLLED DISCHARGE REQUIRED BECAUSE OF FLOODING DOWNSTREAM

As

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: Fred Aguires	SIGNED: Jeffery G. 6/21/84
TITLE: _____	TITLE: _____
DATE: 6/21/84	DATE: 6/21/84

INFORMATION SHEET

PROJECT TITLE PANORAMA SELF STORAGE UNIT TYPE OF SUBMITTAL DRAINAGE

ZONE ATLAS PAGE NO. J-22 CITY ADDRESS ?

LEGAL DESCRIPTION TRACT T-2, PORTION OF TRACT OF PANORAMA HEIGHTS

ENGINEERING FIRM TOM MANN + ASSOCIATES CONTACT LEONARD P. UTTER

ADDRESS 811 DALLAS N.E. PHONE 265-5611

OWNER ? CONTACT JOHN DUFAY

ADDRESS ? PHONE 843-5555

ARCHITECT JOHN DUFAY CONTACT JOHN DUFAY

ADDRESS 8870 DELAMAR N.E. PHONE 843-5555

SURVEYOR TOM MANN + ASSOC. CONTACT TOM MANN

ADDRESS 811 DALLAS N.E. PHONE 265-5611

CONTRACTOR ? CONTACT ?

ADDRESS ? PHONE ?

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

DATE SUBMITTED: Oct 17, 1984

BY: Leonard P. Utter





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 768-7644

November 14, 1984

Mr. Jeff Mortensen
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: PANORAMA SELF STORAGE UNITS TRACT T-2 (J22-D40)

Dear Jeff:

Based on the information provided on your October 17, 1984 submittal of the above referenced drainage plan, listed you will find certain items that will need to be addressed before final approval is granted:

- ✓ 1. Information sheet with resubmittal designation.
- ✓ 2. Professional engineer's stamp with revised date.
- ✓ 3. Please be advised that site development plan sign-off is required.
- ✓ 4. I will need a copy of signed off replat showing the realignment of the existing easment.
- ✓ 5. Location and direction of roof drains.
- ✓ 6. Elevation of property line adjacent to Indian School Road in some areas is not to the required .33' above top of curb.
- ✓ 7. Details of pond, swales and any significant structures will need to be included.
- ✓ 8. Your plan shows that there is an existing ^{Sheet} street flow pattern from northeast to southwest. The proposed storage units will be blocking the flows, please address.
- ✓ 9. Off-site flows from Tract T-1 must also be addressed.

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

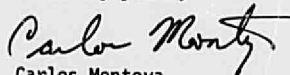
Telephone (505) 768-7467

AN EQUAL OPPORTUNITY EMPLOYER

Mr. Jeff Mortensen
November 14, 1984
Page -2-

If you have any questions or comments, please feel free to call me at
766-7644.

Sincerely yours,

A handwritten signature in cursive script, appearing to read "Carlos Montoya".

Carlos Montoya
City/County Flood Plain Admin.

CM:BJM:mrk

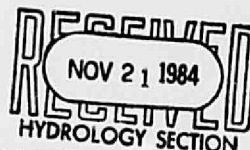


811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

40891

November 21, 1984

Mr. Carlos Montoya
City of Albuquerque
Hydrology Section
P.O. Box 1293
Albuquerque, NM 87103



Re: Panorama Self Storage Units - Tracts T-2 (J22-D40)

Dear Carlos:

I am in receipt of your letter dated November 14, 1984 concerning the subject project. My responses to your comments are as follows:

Comments 1 and 2: Okay; standard procedure.

Comment 3: I will advise my client accordingly.

Comment 4: A replat is being prepared to reconfigure the private drainage easement which serves Tract T - 3. Because this replat involves a vacation, it requires a 30 day advertisement. Because of this delay, it is requested that the drainage plan be approved with the condition of plat approval being a requirement for obtaining a C.O.

Comment 5: Roof drainage has been addressed by Note 2 appearing on the sheet.

Comment 6: The area between Indian School Road N.E. and the north property line has been graded to attain a minimum rise in grade of 0.33 feet from top-of-curb to property line.

Comment 7: The pond water surface level has been identified, the limits of the proposed retaining wall have been shown along with existing and proposed wall elevations, the curb opening has been specified to permit runoff to leave the paving and enter the landscaping before discharging from the site, the pond outlet has been specified and a "Drainage Facilities Within Public Right-Of-Way" has been

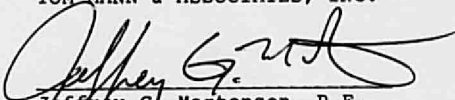
prepared and approved. This is ample detail to construct this small detention facility. The owner/builder concurs.

Comments 8 and 9: Additional text has been added to address offsite flows.

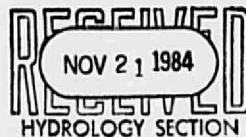
If you should have any further questions or comments, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.


Jeffrey G. Mortensen, P.E.
Vice-President

JGM:kl
Encls.



PROGRAM BG100.0
 DESIGN HYDROLOGY
 OPEN CHANNEL FLOW

E - Feet and seconds M - Meters and seconds ? E
 R - Rectangular T - Triangular TR - Trapezoidal
 P - Parabolic C - Circular ? T
 Side Slope (horiz/vert) ? 16.67
 U - Uniform flow C - Critical flow ? U
 Solution for D - Depth Q - Flow rate
 S - Slope R - Roughness coef ? D
 Flow rate ? 6.4
 Slope ? .05128
 Manning n ? .015
 Depth = .2862896
 Area = 1.366302
 Hydr Radius = 0
 Velocity = 6.147981
 Top width = 9.544895
 Solution for D - Depth Q - Flow rate
 S - Slope R - Roughness coef ?

PROGRAM BG100.0
DESIGN HYDROLOGY
OPEN CHANNEL FLOW

E - Feet and seconds M - Meters and seconds ? E
R - Rectangular T - Triangular TR - Trapezoidal
P - Parabolic C - Circular ? T
Side Slope (horiz/vert) ? 16.67
U - Uniform flow C - Critical flow ? U
Solution for D - Depth Q - Flow rate
S - Slope R - Roughness coef ? D
Flow rate ? 9.43
Slope ? .04
Manning n ? .017
Depth = .3282886
Area = 1.796583
Hydr Radius = 0
Velocity = 5.248855
Top width = 10.94514
Solution for D - Depth Q - Flow rate
S - Slope R - Roughness coef ?

PROGRAM BG100.0
 DESIGN HYDROLOGY
 OPEN CHANNEL FLOW

E - Feet and seconds M - Meters and seconds ? E
 R - Rectangular T - Triangular TR - Trapezoidal
 P - Parabolic C - Circular ? T
 Side Slope (horiz/vert) ? 16.67
 U - Uniform flow C - Critical flow ? U
 Solution for D - Depth Q - Flow rate
 S - Slope R - Roughness coef ? D
 Flow rate ? 8.4 ⁷⁴³
 Slope ? .04
 Manning n ? .017
 Depth = .3143538
 Area = 1.647301
 Hydr Radius = 0
 Velocity = 5.099251
 Top width = 10.48055
 Solution for D - Depth Q - Flow rate
 S - Slope h - Roughness coef ?

DRAINAGE INFORMATION SHEET

PANORAMA SELF-STORAGE

PROJECT TITLE: _____ ZONE ATLAS/DRNG. FILE #: J 22-D40
 LEGAL DESCRIPTION: TRACT 72, BLOCK 6, PANORAMA HEIGHTS
 CITY ADDRESS: 13114 CONSTITUTION NE
 ENGINEERING FIRM: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN
 ADDRESS: 811 DALLAS NE. PHONE: 265-5611
 OWNER: JOHN DUFFY CONTACT: JOHN DUFFY
 ADDRESS: _____ PHONE: 293-9150 #3748
 ARCHITECT: SANIC CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: TOM MANN & ASSOC. CONTACT: J.G. MORTENSEN
 ADDRESS: 811 DALLAS NE PHONE: 265-5611
 CONTRACTOR: JOHN DUFFY CONTACT: SANIC
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES
☐ NO
☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED

DRB NO. SUBMITTED11/21/84

EPC NO. _____

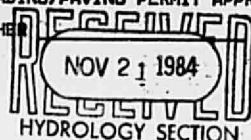
PROJ. NO. _____

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)

DATE SUBMITTED: 11-21-84BY: J.G. MORTENSEN

S.C. Sherman Real Estate Company, Inc.
Real Estate • Development

November 27, 1984

Planning Department
City of Albuquerque
400 Marquette
Albuquerque, New Mexico

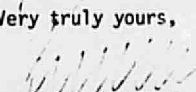
Re: DRB-84-386

Gentlemen:

The undersigned is the agent for Tract T Associates, the owners of Tract T-3, Block 6, Panorama Heights, Albuquerque, New Mexico. Mr. John Dufay, owner of Tract T-2, the adjoining property, has presented and represented to the undersigned the replat for T-2, indicating the movement of the 10-foot private drainage easement to its new location ten feet north of the south property line of Tract T-2.

The owners of tract T-3 have no objection to the movement of said drainage easement.

Very truly yours,


STUART C. SHERMAN
Agent

SCS/sk

file with J22-D40



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 30, 1984

Mr. Jeffrey Mortensen
Tom Mann & Associates
811 Dallas NE
Albuquerque, NM 87110

REF: PANORAMA SELF STORAGE UNITS TRACT T-Z (J22-D40) RECEIVED
NOVEMBER 21, 1984

Dear Jeff:

Based on the information provided on your November 21, 1984 resubmittal, the above referenced drainage plan is approved with the condition that plat approval is required before final building permit is issued by Hydrology.

Please advise your clients that if any grading is required on Tract-3 to divert water onto the proposed easement; concurrence from the property owner will be required.

Please attach a copy of this approved plan along with the appropriate, approved "Drainage Facilities Within City Right-of-Way" document to the construction set prior to release by the Hydrology Department.

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely yours,

Carlos A. Montoya, PE
City/County Flood Plain Admin.

CAM:BJM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

March 17, 1986

A review of our records indicates that this office has never given a final drainage approval at 13114 Constitution NE. Further, I have noted that the building is being occupied without a Certificate of Occupancy which is contrary to Section 308 of the City's Uniform Administrative Code.

In order to provide fair effective enforcement of the City's Drainage Ordinance, it is imperative that one of our staff members makes a final inspection of your site prior to occupancy. Please make immediate arrangements with this office to allow for an inspection of the above mentioned property.

If arrangements for an inspection and approval of this site are not completed within 30 days from the above date, this office will take the necessary legal steps to invoke one or more of the penalties listed under Section 205 of the Uniform Administrative Code.

If you have any questions concerning this matter, do not hesitate to call me at 766-7644.

Sincerely,

Richard L. Duran
Hydrology Inspector

FJA/RLD/cl

cc: Bernie Montoya

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

Site Dev. Plan - Zon & Comment ✓

APPLICATION FOR SUBDIVISION AND/OR VACATION

INSTRUCTIONS

PRINT OR TYPE IN BLOCK THE ONLY USE ADDITIONAL SHEETS IF NECESSARY. THE COMPLETED APPLICATION IS TO BE SUBMITTED TO THE PLANNING DIVISION BY THE APPLICANT OR AGENT. EACH APPLICATION MUST BE ACCOMPANIED BY THE FILING FEE. CHECKS ARE PERMITTED AND MUST BE DATED TO THE DAY OF SUBMISSION. ALL ATTACHMENTS MUST BE SUBMITTED WITH THE APPLICATION AND, IF NOT ALREADY ON FILE, SHALL NOT EXCEED 1000 WORDS. ADDITIONAL INFORMATION MAY BE OBTAINED FROM THE PLANNING DIVISION (202) 769-7422.

APPLICATION FOR:

SUBDIVISION

☒ Section 510
☐ Condominium 510
☐ Single 510

VACATION

☐ Public Right-of-Way
☐ Private Way
☐ Easement

1. APPLICANT INFORMATION

1. Applicant: _____ Telephone: _____
Mailing Address: _____
City: _____ State: _____
Applicant's Proprietary Interest in the Property: _____
2. Agent (if any): _____ Telephone: _____
Mailing Address: _____
City: _____ State: _____
3. Signature of Applicant/Agent: _____ Date: _____

2. LOCATION OF REQUEST

1. Street Address (if any): _____
2. Legal Description of the Property:
(1) Lot(s)/Block _____
(2) Block _____
(3) Subdivision-Addition Name/MSO No.: _____
3. Location of Property by Streets: _____
4. Uniform Property Code: _____

3. PROJECT DETAILS

1. Present Zoning: _____ Proposed: _____
2. Number of Lots Existing: _____ Proposed: _____
3. Number of Dwelling Units Existing: _____ Proposed: _____
4. Total Land Area Covered by Request: Acres: _____ Sq. Feet: _____

4. (VACATION ONLY) REASON FOR REQUEST See Separate Sheet: Why should the vacation be granted?

5. ATTACHMENTS AS REQUIRED IN SUBDIVISION ORDINANCE See appropriate check(s):

PLANNING DIVISION INTERNAL USE ONLY

Cross-Reference: 2A-84-102 No. Signs Issued: _____
Application and Fee Received by: Check Date: 23 May
Fee Paid: Dollars \$ _____ Method of Payment: _____ Check # _____
TREASURER VALIDATION

Distribution: Secretariat/Min. Case File
Add'l Comm. Agent
Trans. Unit

Rev. 1/82

1-22
5-2-86
CASE NUMBER: DRB-84-386

55.5

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

Approved by the City Council on May 14, 1984
Chapter 7, Article XIV, Revised Ordinances of Albuquerque, 1974

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P. O. Box 1293, Albuquerque, NM 87103

J & J Builders request a conditional use for a self-storage warehouse complex with a dwelling unit for an on-site manager on Tract T-2, Panorama Heights Addition, zoned C-2 and located on Indian School Road, N.E. between Constitution Ave., and Tramway Blvd., N.E. (J-22)

Decision No.: ZA-24-102
Hearing Date: 4/11/84
Decision Date: 4/27/84

FINDINGS: The proposed conditional use will not be injurious to the adjacent property, the neighborhood or the community if controlled through a Site Development Plan.

DECISION: A conditional use for a self-storage warehouse complex with a manager's dwelling unit is approved with the condition that a Site Development Plan is reviewed and approved by the Development Review Board (DRB) prior to final approval by me.

If you wish to appeal this decision, you may do so by 5/14/84 in the manner described below.

Appeal is to the Planning Commission within 15 days of the decision.

A filing fee of \$40 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Planning Commission within 60 days of its filing. The Municipal Development Department shall give written notice of an appeal, together with a notice of the date, time, and place of hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval, the applicant agrees in writing to return related building permits if an appeal is duly filed.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been exercised or utilized.

Theresa D. Dufay

cc: J & J Builders, Inc. (Sun-Builders), 2517 Myra Place, NE: 87112 Hearing Examiner
John Dufay, 8820 Delamar, NE: 87111

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POSSIBLE REPRODUCTION DUE
TO THE POOR QUALITY OF THE
ORIGINAL DOCUMENT.

27-84-102
Lloyd Barlow
City of Albuquerque
Municipal Planning Division

Dear Mr. Barlow,

We request conditional use of Tract T-2 of Panorama Heights to be used for warehouse/storage units. This request is based upon the Comprehensive City Zoning Code. The subject property is currently zoned C-2, which is Community Commercial, and map location is J-22 in the City Zone Atlas, 1983 edition.

The property is bounded to the North by Indian School which currently is vacant C-2 land, to the West by Constitution also vacant C-2 land, to the East by vacant C-2 land, and to the South by several very large apartment communities. Some consisting of 100 units and more. There is no R-1 zoning in close proximity, the nearest is approximately 565 feet to the West on Nakomis Drive, NE.

We feel that this would be a good project for the area in view of all the surrounding commercial land and also with the SU-1 apartment complex to the South. The only developed commercial property abuts subject land and which is a 7 to 11 convenience store.


The project would be completely enclosed by a colored Block wall and landscaped along Indian School and Constitution Streets. A full-time watchman would be on the premises. Structures would also include an office and management quarters. Our research could not find any other storage units within a 2 1/2 to 3 mile radius, or of any planned in the immediate future.

We plan to develop the units in an attractive manner and along with the attractive walls and landscaping feel that the overall project would serve as a buffer to the other commercial property surrounding it.

We request your approval for Conditional use for Storage Units. The Drainage along with other requirements by the City Engineering and Fire Department as well as any other regulations will be taken care of as the project is submitted for approval.

Thank you for your time and consideration on this request. If you require additional information, please do not hesitate to call either John Dufay or myself at 243-9301.

Sincerely,


James D. Anderson
President
J AND J BUILDERS, INC.



1" = 100'

LOCAL DISTRICT
1-10-1
1-10-2
1-10-3

LOCAL DISTRICT
1-10-1
1-10-2
1-10-3

NOT FOR CONSTRUCTION
JAN 1931

J-22-Z

86 54570 John

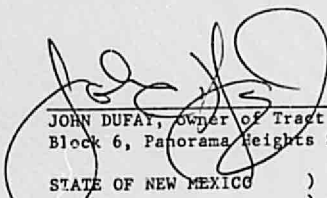
202

AGREEMENT

AGREEMENT made this 17th day of June, 1986, by and between John Dufay and One Day Paint and Body Center, Inc., both of Albuquerque, New Mexico;

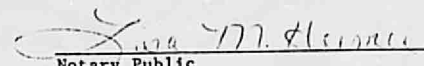
WHEREAS, the parties hereto are desirous of establishing a ten-foot private drainage easement across the southern portion of Tract t-2, Block 6, Panorama Heights Subdivision, Albuquerque, New Mexico;

IT IS THEREFORE AGREED between the parties hereto that a ten-foot private drainage easement is hereby established as per the darkened area indicated on the plot plan attached hereto as Exhibit "A" to this Agreement.


JOHN DUFAY, Owner of Tract T-2,
Block 6, Panorama Heights Subdivision

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

Subscribed and sworn to before me this 17th day of June, 1986
by John Dufay.


Notary Public

My Commission Expires:

Aug. 15, 1987

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 JUN 17 PM 12:36

MA363A-202-204

LORESC. WALLER
DEPUTY RECORDER

 DEPUTY

JACK M. HARRIS
JACK M. HARRIS, Attorney-In-Fact
for One Day Paint and Body Center, Inc.

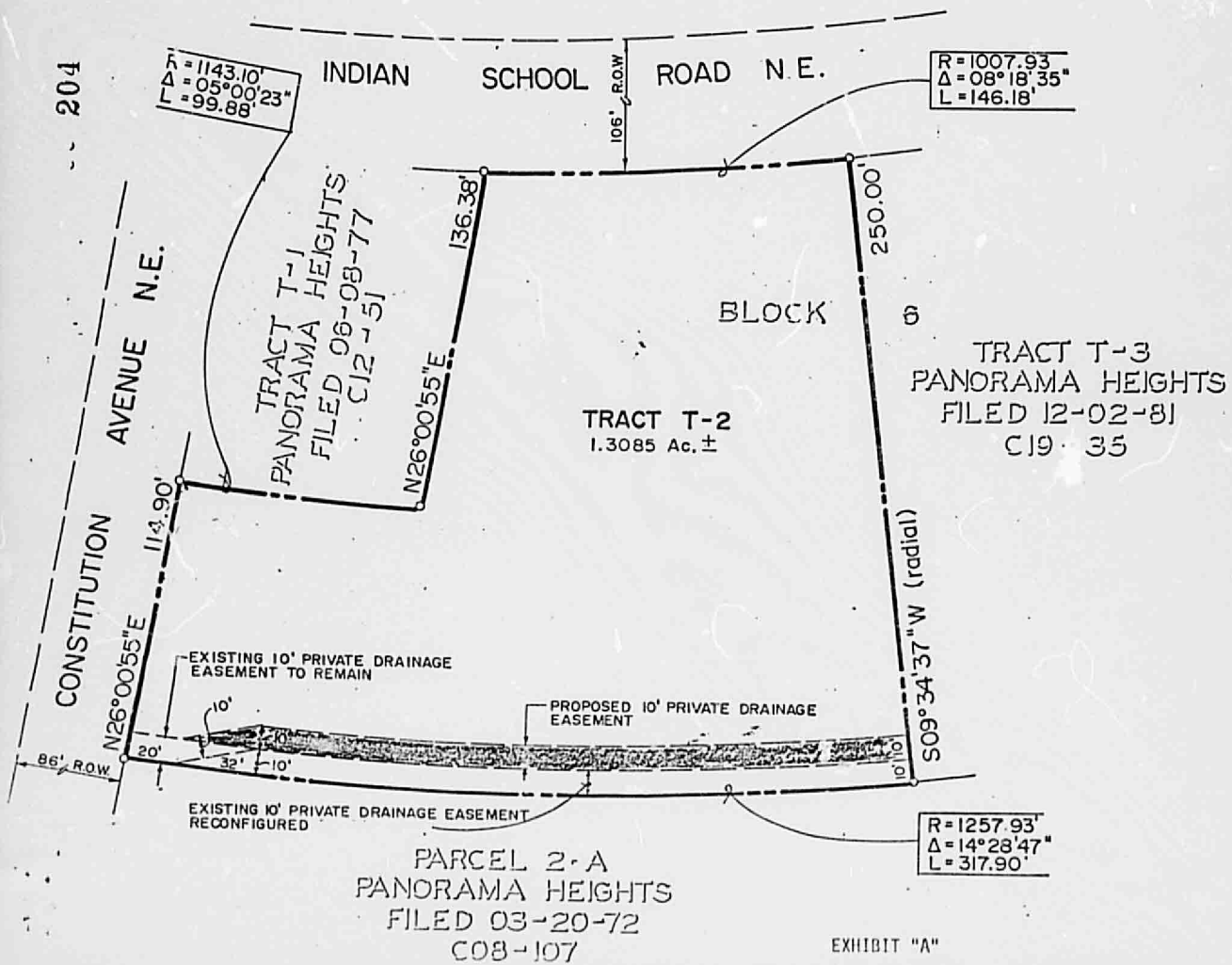
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

Subscribed and sworn to before me this 17th day of June, 1986
by Jack M. Harris, Attorney-In-Fact for One Day Paint and Body Center,
Inc.

Bertie L. Smith
Notary Public

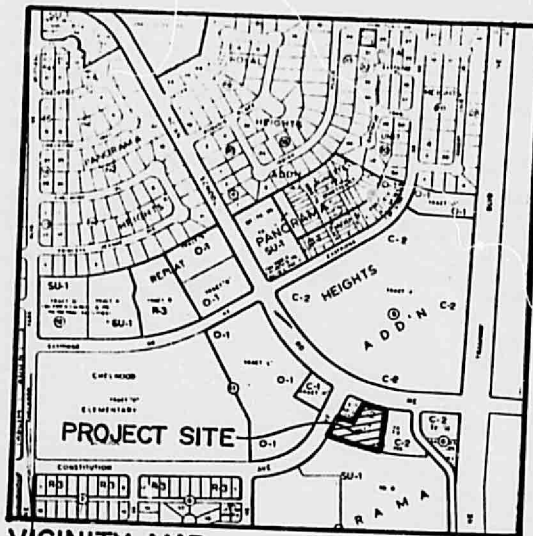
My Commission Expires:

June 5, 1987



CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP

SCALE: 1" = 800'

J-22

LEGAL DESCRIPTION

TRACT T-2
PANORAMA HEIGHTS
FILED 12-2-81
BOOK C-19, PAGE 35



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 "Public Works Contract No. 84-3".
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 ARTERIAL street use.

MADRID CONSTRUCTION J-22-D40

J-171

JOB NO. 40891

APPROVALS	NAME	DATE	TITLE
A.C.E./DESIGN	<i>[Signature]</i>	10/31/84	CURB PENETRATION
INSPECTOR	<i>J.L.</i>		PANORAMA SELF STORAGE UNITS
A.C.E./FIELD	<i>[Signature]</i>	11/18/84	13114 CONSTITUTION AVE. N.E.
PERMIT NO. 22422			MAP
SHEET 1 OF 2			

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT.

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

CS BENCHMARK NM 12-J-22 LOCATED
ON THE NORTHWEST SIDE OF
CONSTITUTION AVE. N.E. 107 FEET
SOUTH OF INDIAN SCHOOL RD., N.E.
AN "X" CHISELED ON TOP OF THE
CONCRETE CURB.
ELEVATION = 5798.93 FEET (MSLD)

