

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

June 29, 2011

Scott Steffen, P.E.
Bohannon Huston Inc.
7500 Jefferson St. Courtyard I
Albuquerque, NM 87109

Re: Certification Submittal for a Permanent Building Certificate of Occupancy
(C.O.) for CVS Pharmacy [J23/ D015]
1510 Tramway NE
Engineer's Stamp Dated 06/24/11

Dear Mr. Steffen:

Based upon the information provided in your submittal received 06-24-11, Transportation Development has no objection to the issuance of a **Permanent Certificate of Occupancy**. This letter serves as a "green tag" from Transportation Development for a **Permanent Certificate of Occupancy** to be issued by the Building and Safety Division.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c. Engineer
Hydrology file
CO Clerk

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: CVS Pharmacy @ Indian School and Tramway ZONE MAP/DRG. FILE # J-23/D015
DRB#: 1003062 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Sproul Security Subdivision No. 2

CITY ADDRESS: 1500 Tramway Boulevard (NEC Indian School Rd & Tramway Boulevard)

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson St, Courtyard 1
CITY, STATE: Albuquerque, NM

CONTACT: Scott Steffen, P.E.
PHONE: 505-823-1000
ZIP CODE: 87109

OWNER: Armstrong Development
ADDRESS: 1500 N. PRIEST DRIVE, STE. 150E
CITY, STATE: Tempe, AZ

CONTACT: Chris Czyz
PHONE: 602-385-4100
ZIP CODE: 85281

ARCHITECT: Jacobs Engineering
ADDRESS: 101 North 1st Avenue, Suite 3100
CITY, STATE: Phoenix, AZ

CONTACT: Cory Newkirk
PHONE: 602-650-4917
ZIP CODE: 85003

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ 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 CERT (TCL)
☒ ENGINEER 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 (SO-19) _____

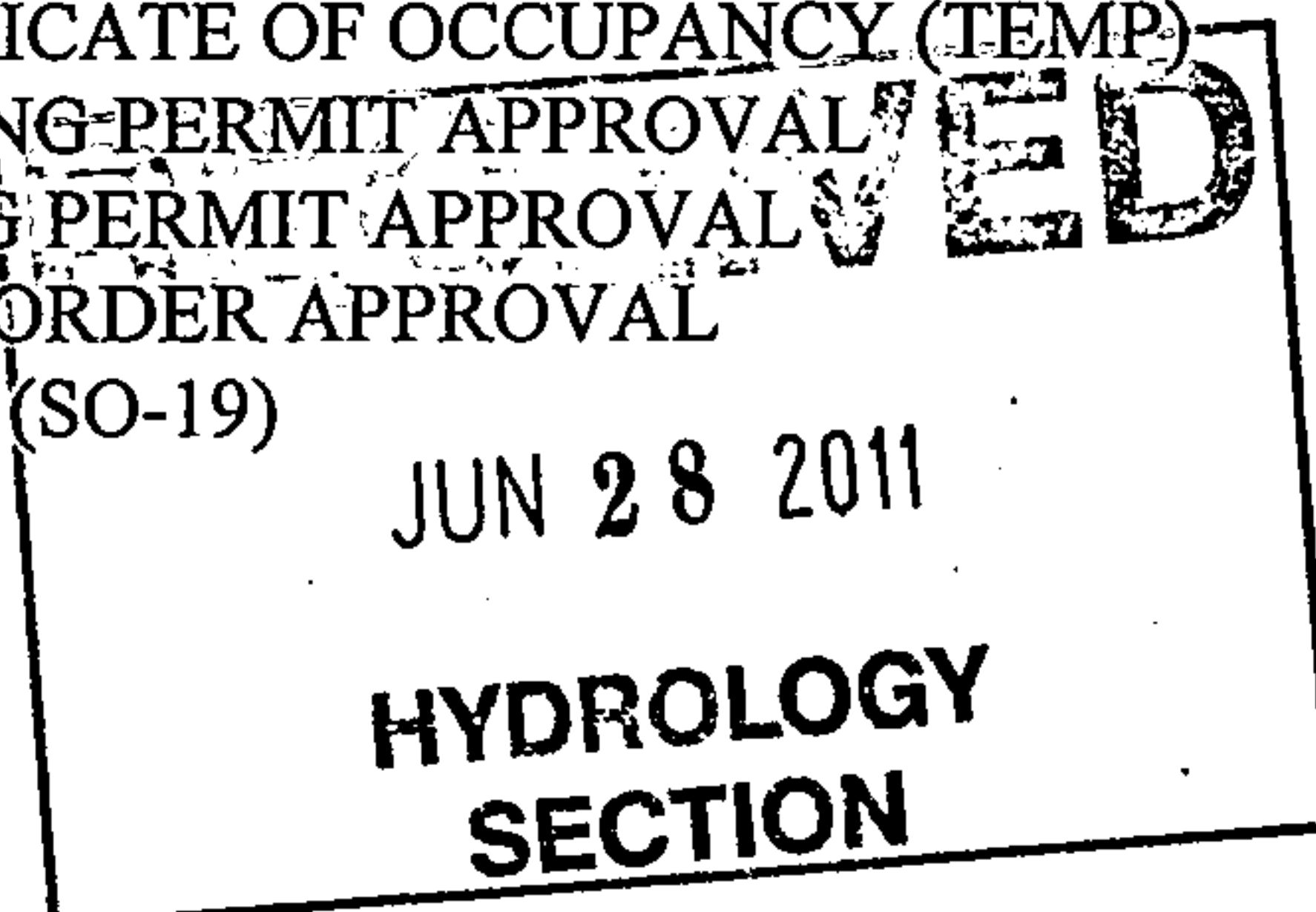
WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

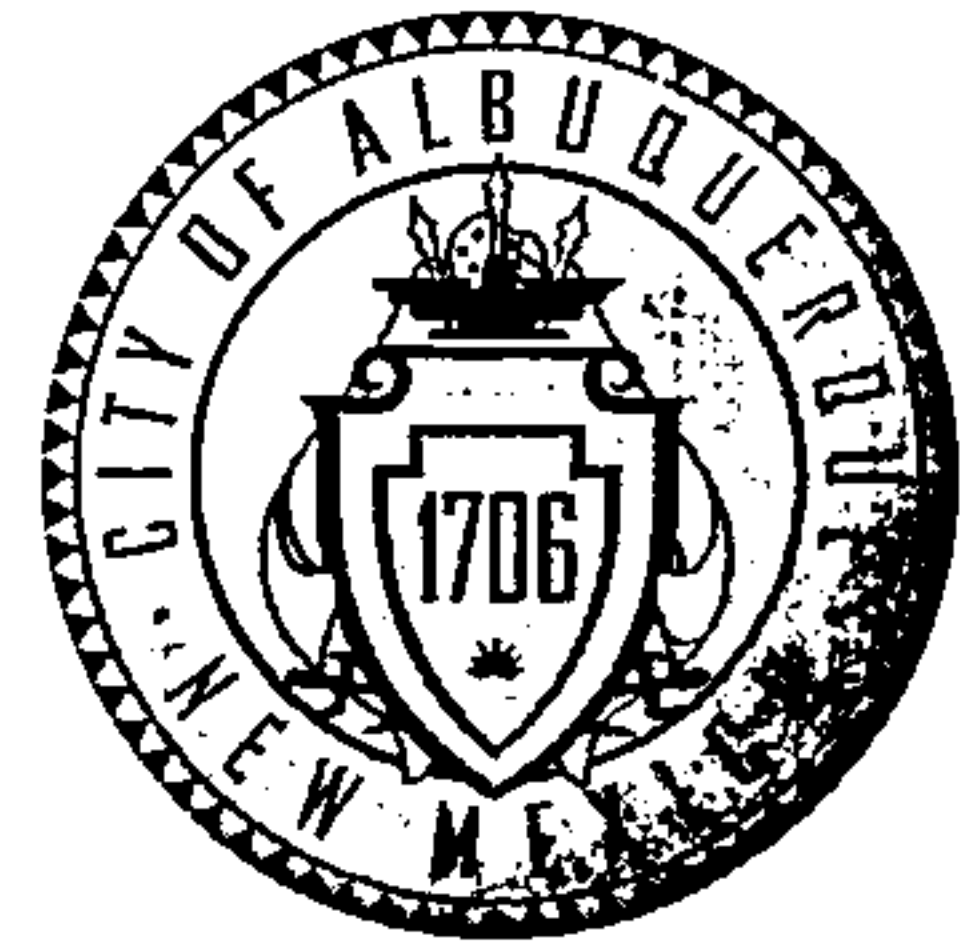
SUBMITTED BY: Scott J. Steffen, P.E. DATE: June 28, 2011

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



**Planning Department
Transportation Development Services Section**

June 28, 2011

Scott Steffen, P.E.
Bohannon Huston Inc.
7500 Jefferson St. Courtyard I
Albuquerque, NM 87109

Re: Certification Submittal for a **120-day Temporary Building Certificate of Occupancy (C.O.)** for CVS Pharmacy [J23/ D015]
1510 Tramway NE
Engineer's Stamp Dated 06/24/11

Dear Mr. Steffen:

Based upon the information provided in your submittal received 06-24-11, Transportation Development has downgraded your request from a Permanent to a **120-day Temporary Certificate of Occupancy**. This letter serves as a "green tag" from Transportation Development for a **120-day Temporary Certificate of Occupancy** to be issued by the Building and Safety Division.

The following items will need to be addressed prior to issuance of a Permanent Certificate of Occupancy (As a condition for Permanent CO approval): Show/redline new location of light pole on Site Plan and it appears that the drive aisle has been decreased to less than 24 foot aisle width adjacent to fire lane (Not acceptable), please modify to provide a minimum of 24 feet of drive aisle. Once this issue has been addressed you'll need to re-submit the total package for Permanent C.O.

If you have any questions, please contact me at (505)924-3630.

Sincerely,

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

c: Engineer
Hydrology file
CO Clerk

June 27, 2011

Nilo Salgado-Fernandez, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Circulation Layout Engineer's Certification, CVS Pharmacy,
1500 Tramway Blvd NE NEC Indian School and Tramway, (J23/D015)

Dear Nilo:

Enclosed for your review is the approved Site Plan Administrative Amendment dated 11/03/2009. I visited the site on 6/23/11 and it is my belief that the traffic and pedestrian improvements have been constructed in substantial compliance with the approved site plan with the following exceptions:

- The CVS site was approved with 62 parking spaces. Due to field conflicts that number has been reduced by 3 spaces to 59 total spaces. An unknown PNM cable caused a sign to be relocated resulting in the elimination of 1 space at the northwest corner of the site. The contractor installed the Fire Department Connection (FDC) on the east face of the building (see plan markup). The Fire Marshal required that 2 spaces be eliminated for a fire lane in front of the FDC.
- The transformer pad on the east side of the building was not constructed. The existing transformer that served the demolished building was used as noted on the plan.
- The "drive-thru" lettering on the southern end of the parking lot was eliminated because a left turn to access the drive thru cannot be made at the east end of the aisle due to the center median.

There is a cross access and parking easement for the Sproul Security Subdivision No. 2. A copy of the recorded final plat is enclosed for your information. Total required parking for the center is 131 spaces. Total spaces provided have been reduced from 150 to 147. Therefore, the reduction in parking on the CVS parcel is acceptable.

Your review and approval is requested for permanent Certificate of Occupancy for the project. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

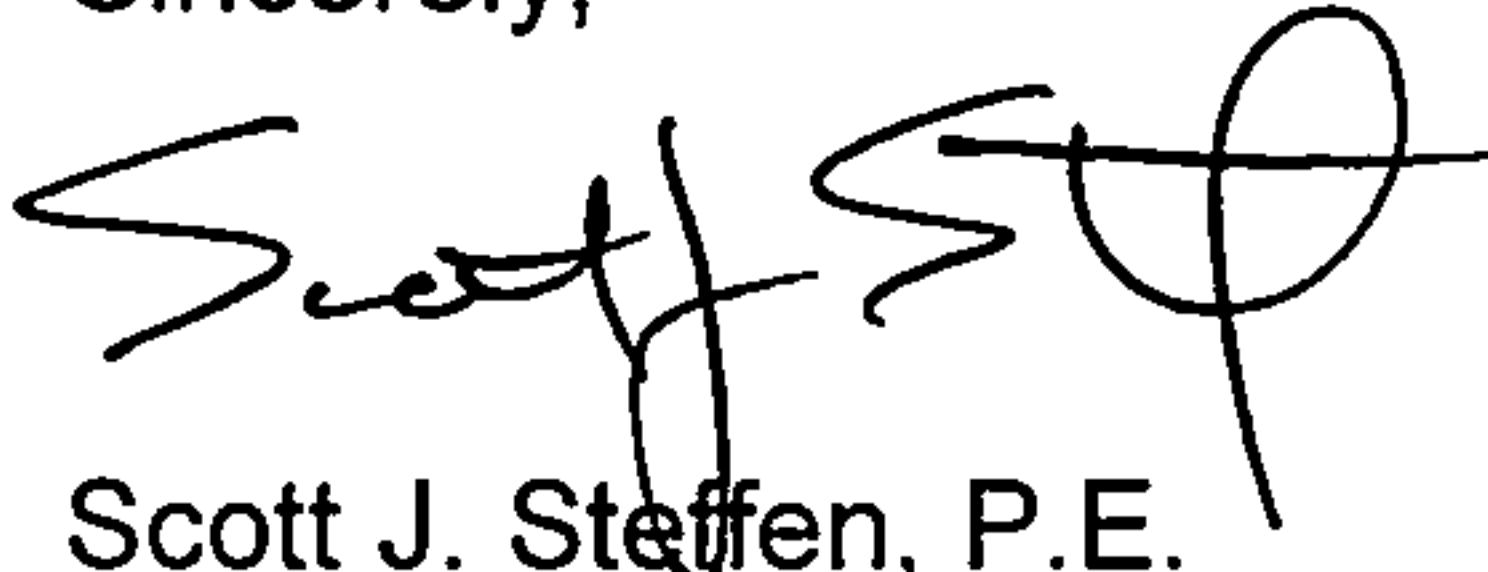
Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

Nilo Salgado-Fernandez, P.E.
Planning Department
June 27, 2011
Page 2

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott J. Steffen' with a stylized flourish at the end.

Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

SJS/cc
Enclosure

cc: Chris Czyz, Armstrong Properties

CLIENT/COURIER/TRANSMITTAL

Courtyard I
7500 Jefferson St. NE
Albuquerque, NM
87109-4335

www.bhinc.com

voice: 505.823.1000
facsimile: 505.798.7988
toll free: 800.877.5332

☒ To: Nilo Salgado-Fernandez
Transportation Development
City of Albuquerque
600 2nd St. NW

Date: June 27, 2011

Requested By: Scott Steffen

Job No.: 090374.005.cdpabq

Project: CVS Indian School and
Tramway

Phone:

DELIVER VIA

☐ To:

☒ Courier ☐ Federal Express
☐ Mail ☐ UPS
☐ Other

☐ Pickup
Item:

Phone:

☐ To:

TIME DUE:

☐ This AM ☐ By Tomorrow
☒ This PM ☐ Rush

Phone:

☐ To:

<u>ITEM NO</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
1	1	TCL Certification Re-Submittal Package

Phone:

☐ To:

Phone:

☐ To:

COMMENTS / INSTRUCTIONS

Phone:

☐ To:

Phone:

REC'D BY: _____ DATE: _____ TIME: _____

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: CVS Pharmacy @ Indian School and Tramway ZONE MAP/DRG. FILE # J-23/D015
DRB#: 1003062 EPC#: _____ WORK ORDER#: _____

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ADDRESS: 7500 Jefferson St, Courtyard 1
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CONTACT: Scott Steffen, P.E.
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CITY, STATE: Phoenix, AZ

CONTACT: Cory Newkirk
PHONE: 602-650-4917
ZIP CODE: 85003

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ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

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☐ DRAINAGE PLAN 1st SUBMITTAL
☐ DRAINAGE PLAN RESUBMITTAL
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☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER CERT (TCL)
☒ ENGINEER CERT (DRB SITE PLAN)
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☒ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SO-19) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Scott J. Steffen, P.E. DATE: June 27, 2011

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:

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June 24, 2011

Nilo Salgado-Fernandez, P.E.
Transportation Development Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Traffic Circulation Layout Engineer's Certification, CVS Pharmacy,
1500 Tramway Blvd NE NEC Indian School and Tramway, (J23/D015)

Dear Nilo:

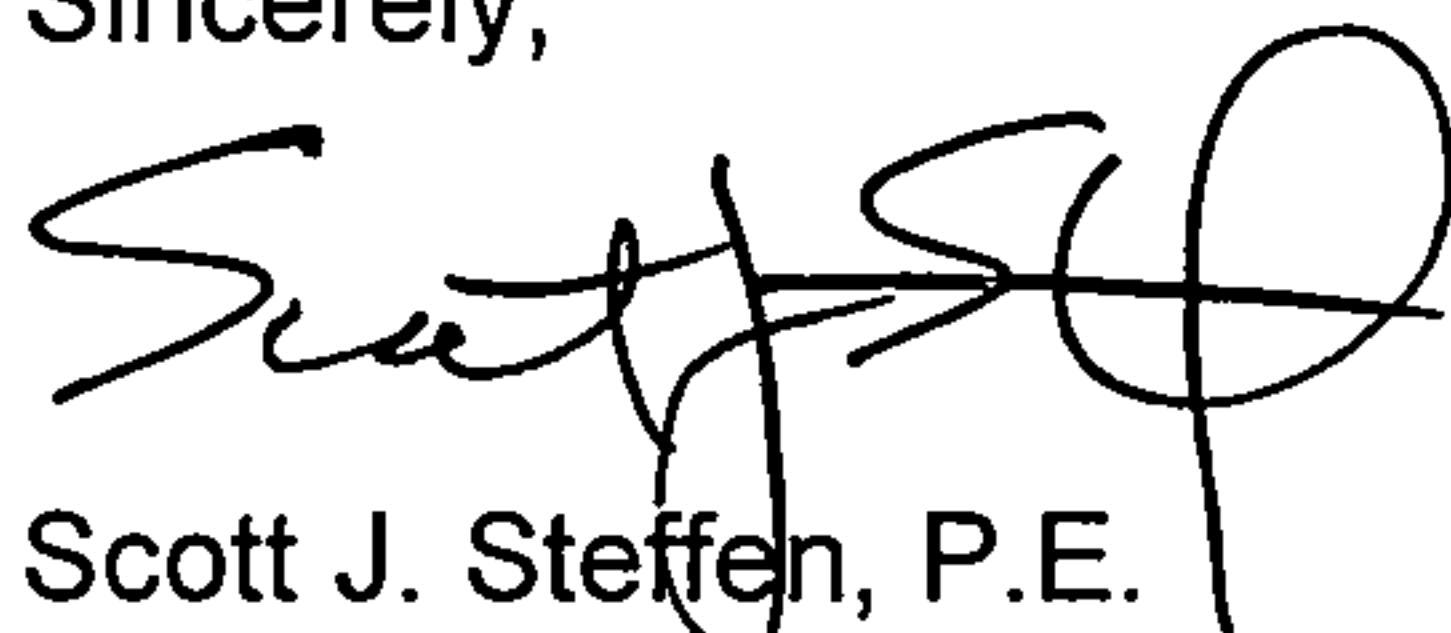
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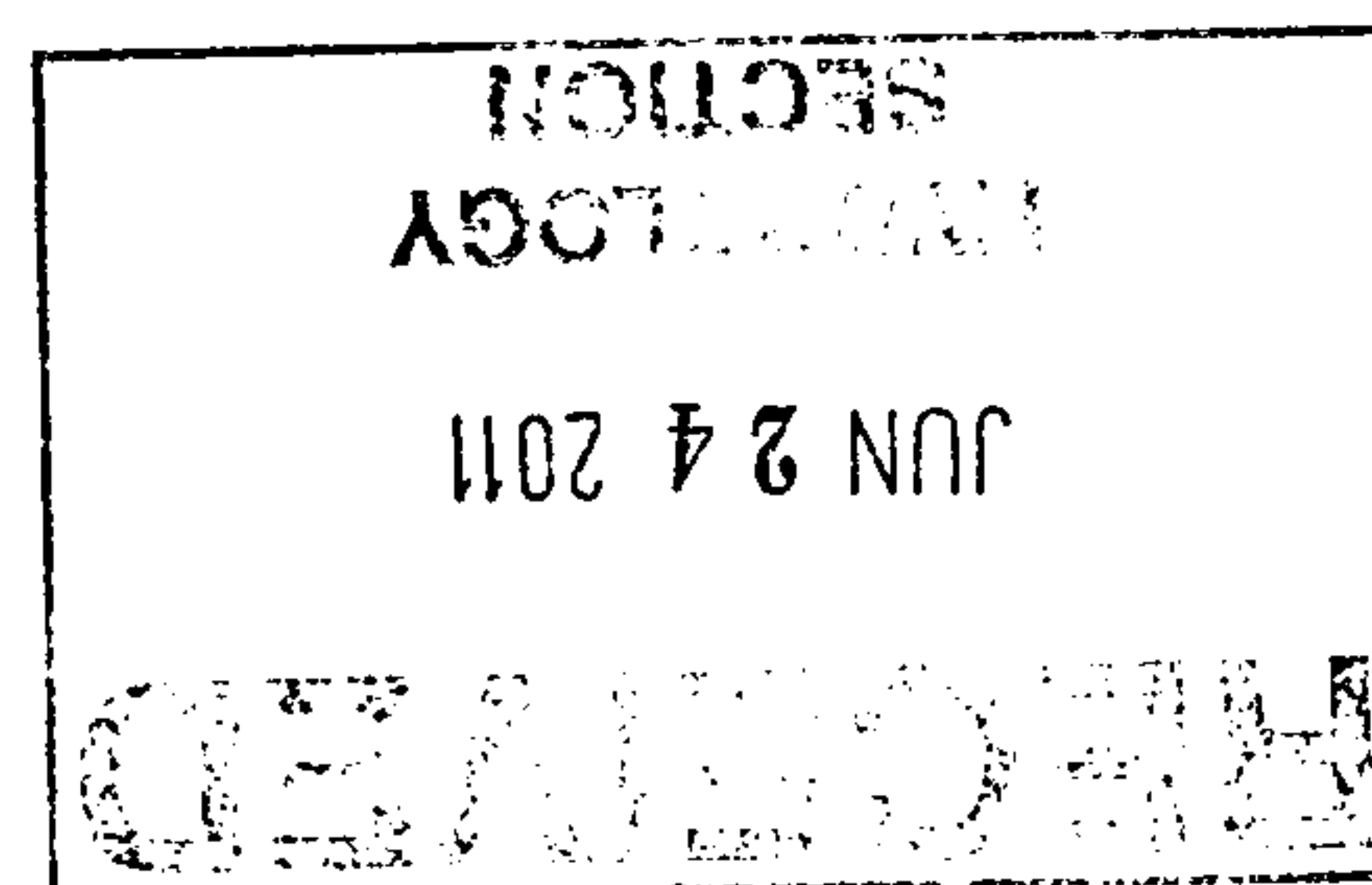
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Your review and approval is requested for permanent Certificate of Occupancy for the project. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group



SJS/cc
Enclosure

cc: Chris Czyz, Armstrong Properties

Engineering ▲

Spatial Data ▲

Advanced Technologies ▲



GENERAL NOTES

1. Bearings are grid based on New Mexico State Plane Coordinate System (Central Zone - NAD 83) originated at the Albuquerque Control Station Monument "2-H23"
2. Distances are ground.
3. Distances along curved lines are arc lengths.
4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parentheses ().
5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless otherwise indicated.
7. U.C.L.S. Log Number 2009330237
8. City of Albuquerque Zone: Atlas Page J-23-Z.

SUBDIVISION DATA

Total number of existing Lots: 1
Total number of new Parcels created: 3
Gross Subdivision acreage: 5.3028 acres.

SHEET INDEX

- SHEET 1 - General Notes, Approvals, Surveyor Certification
SHEET 2 - Legal Description, Acknowledgement
SHEET 3 - Overall Boundary, New Lots
SHEET 4 - Existing and New Easements, Line and Curve Tables
SHEET 5 - Additional New Easement

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

1023058 040346 21002

Skyview Center LP

[Signature] 2/18/2010

Bernalillo County Treasurer

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. *Public Service Company of New Mexico (PNM) for installation, maintenance, and service of underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical service.*
- B. *New Mexico Gas Company (NMGC) for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas.*
- C. *QWest Corporation for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services, including but not limited to ground pedestals, and closures.*
- D. *Comcast Cable for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable TV service.*

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, modify, renew, operate, and maintain facilities for the purposes described above, together with free access to, from, and over said easements, including sufficient working and storage space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pole (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformers/switchgears, as installed, shall extend ten feet (10') in front of transformer/switchgear doors and five feet (5') on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive nor release any easement or easement rights to which it may be entitled.

PURPOSE OF FLAT:

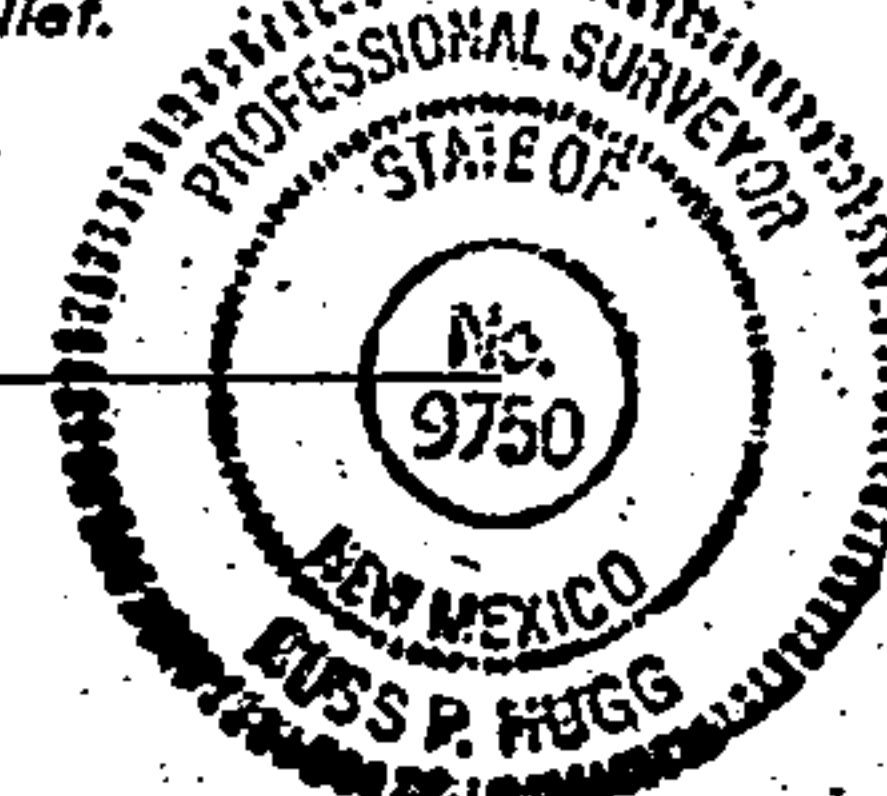
The Purpose of this plat is to:

1. Create 3 new Parcels from existing Area No. 2, Sproul-Security Subdivision No. 2.
2. Grant the new easements as shown hereon.

SURVEYOR'S CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me and under my direct supervision; that it meets the Standards and Land Surveys in the State of New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that this is true and correct to the best of my knowledge and belief.

Russ P. Hugo
NMPS No. 1750
December 21, 2009



PLAT OF
PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2

(BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2009

PROJECT NUMBER: 1003062

Application Number: _____

PLAT APPROVAL

Utility Approvals:

Utility Approvals:	
<u>Fernando Vigil</u> Public Service Company of New Mexico (PNM)	<u>1-20-2010</u> Date
<u>Jim A. B.</u> New Mexico Gas Company (NMGC)	<u>1/19/2010</u> Date
<u>Quell B. Salinas</u> QWest Corporation	<u>1/19/2010</u> Date
<u>Robert M. M.</u> Comcast	<u>1-20-2010</u> Date

City Approvals:

W. B. Hunt 1-19-10
City Surveyor
Department of Municipal Development Date
NA
Real Property Division Date

N/A
Environmental Health Department _____ Date _____

Traffic Engineering, Transportation Division 02/10/10
Date

ABCWILA 1-27-10
Date

Christina Sandoval 1/27/10
Parks and Recreation Department Date

Bradley L. Bingham 1/27/10

AMAPCA
Bradley L. Bingham
Date: 1/27/10

City Engineer Jack Clark Date 02-18-10

DOC# 2010014155

02/18/2010 8:28 PM Page: 1 of 5

PLAT R:527.08 B: 2818C P: 0021 N. Toulouse Olivere, Bernalillo Cour.

SHEET 1 OF 5

SURV  TEK, INC.

Consulting Surveyors
9354 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

090452 SHT1-3 102709.dwg

PLAT OF
PARCELS 1, 2 AND 3
SPROUL - SECURITY SUBDIVISION NO. 2
(BEING A REPLAT OF AREA NO. 2, SPROUL - SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2009

LEGAL DESCRIPTION

That certain parcel of land situate within Section 14, Township 10 North, Range 4 East, New Mexico Principal Meridian, City of Albuquerque, Bernalillo County, New Mexico, comprising all of Area No. 2, Sproul-Security Subdivision No. 2, as the same is shown and designated on the plat entitled "SPROUL - SECURITY SUBDIVISION NO. 2, STREET DEDICATION, JOINING PLAT, CITY OF ALBUQUERQUE, NEW MEXICO, AUGUST, 1971," and the office of the County Clerk of Bernalillo County, New Mexico, on March 29, 1972, in Volume 09, Folio 117 as Document No. 78033, more particularly described by survey performed by Russ P. Hugg, New Mexico Professional Surveyor Number 9750, using New Mexico State Plane Coordinate System, Central Zone (NAD 83) grid bearings and ground distances as follows:

Beginning at the northwesterly corner of the parcel herein described (a 5/8" rebar with cap stamped "LS 9750" set in place), said point also being the northwesterly corner of said Area No. 2, Sproul-Security Subdivision No. 2, and also being the southwesterly corner of Lot 29, Pablo Park Subdivision, as the same is shown and designated on the plat entitled "PABLO PARK SUBDIVISION, TRACT OF LAND, HEIRTS, ALBUQUERQUE, NEW MEXICO, MAY 1975," filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 26, 1975, in Volume D6, Folio 196, and also being a point on the easterly right of way line of Tramway Boulevard N.E., whence Albuquerque Control Station Monument "2-H23" bears N 031°19'39" W, 2,376.31 feet distant; Thence,

S 89°30'12" E, 442.53 feet along the northerly boundary of said Area No. 2, Sproul-Security Subdivision No. 2, the southerly boundary of said Pablo Park Subdivision, and the southerly boundary of said Heirts Subdivision, as the same is shown and designated on the plat entitled "CORRECTED PLAT PABLO HEIGHTS SUBDIVISION, ALBUQUERQUE, NEW MEXICO, DECEMBER, 1973," filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 10, 1973, in Volume D6, Folio 3, to the northwesterly corner of the parcel herein described (a Concrete Nail found in place), said point also being a point on the westerly right of way line of Cumbres Street N.E.; Thence,

S 01°11'28" W, 523.35 feet along said westerly right of way line of Cumbres Street N.E. to the southerly corner of the parcel herein described (a Concrete Nail with Brass Disk stamped "LS 9750" set in place), said point also being the intersection with the northerly right of way line on Indian School Road N.E.; Thence,

N 87°45'20" W, 451.96 feet along said northerly right of way line of Indian School Road N.E., to the southwesterly corner of the parcel herein described (a Concrete Nail with Brass Disk stamped "LS 9750" set in place, said point also being a point on said easterly right of way line of Tramway Boulevard N.E.; Thence,

N 02°14'47" E, 509.77 feet along said easterly right of way line of Tramway Boulevard N.E. to the Point of Beginning.

Said parcel contains 5.3028 acres, more or less.

FREE CONSENT AND DEDICATION

SURVEYED AND REPLATTED and now comprising "PLAT OF PARCELS 1, 2 AND 3, SPROUL-SECURITY SUBDIVISION NO. 2 (BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2) SITUATE WITHIN SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO", is with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s). Said owner(s) and proprietors do hereby granted the easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby certify that they are so authorized to act.

OWNER(S)
SKYVIEW CENTER, L.P., a Texas limited partnership

By: CHESCOTT, Inc. General Partner

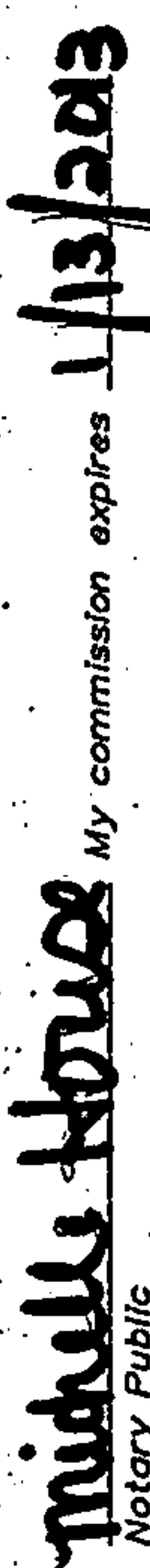


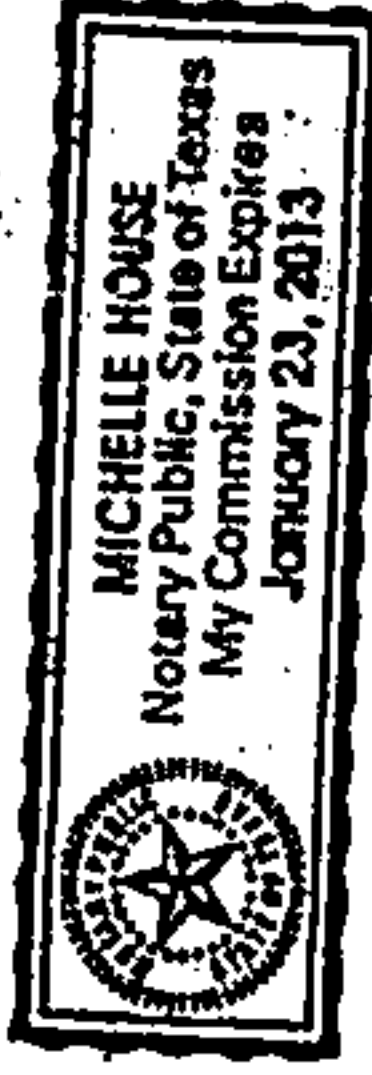
By: Thomas Stephen, President

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO SS

The foregoing instrument was acknowledged before me this 15th day of January, 2010, by Thomas Stephen, President.

 My commission expires 1/13/2013
Notary Public

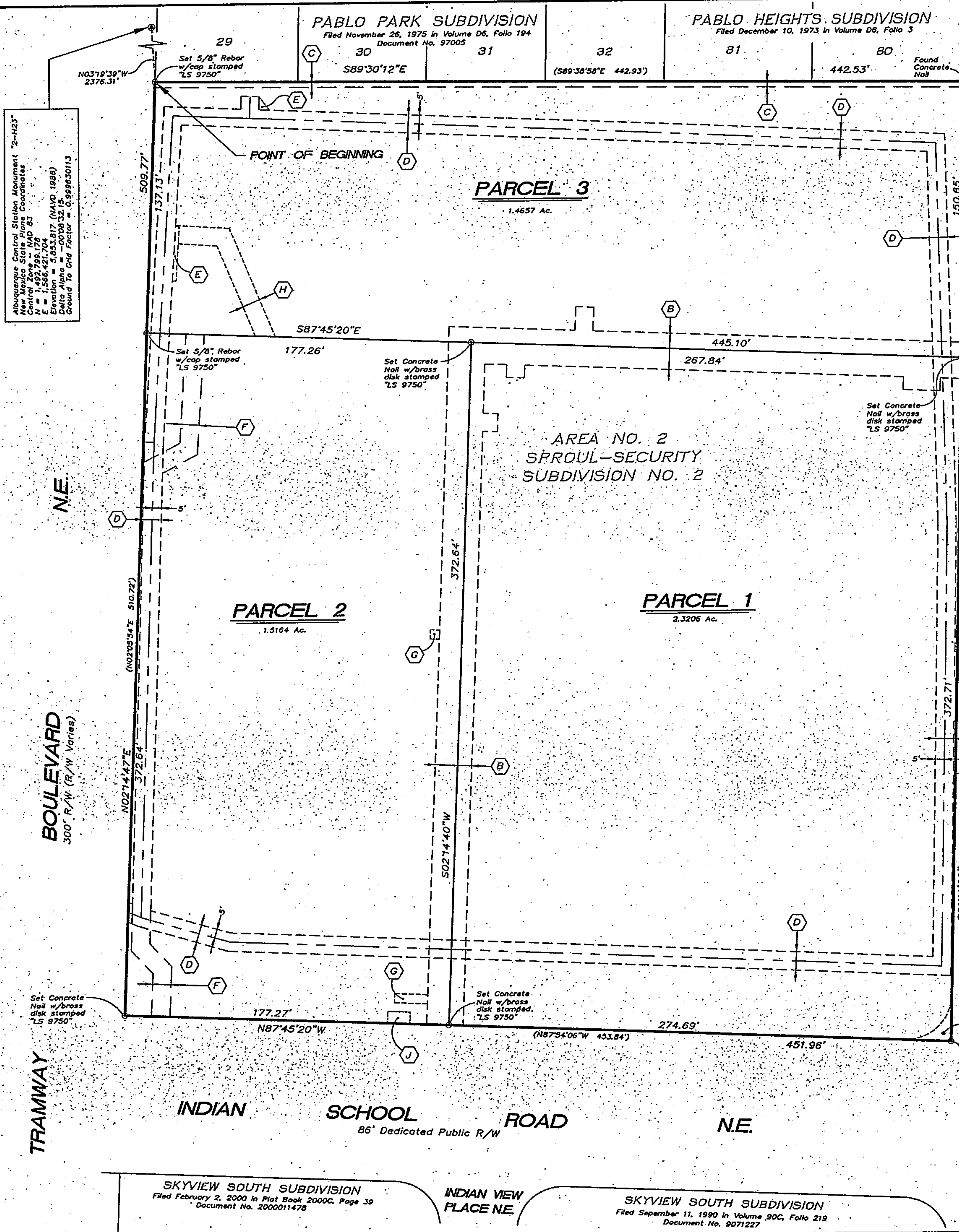


DOC# 2010014155
02/18/2010 01:20 PM Page 2 of 5
TODOLUS OLIVERA, Bernalillo Co.
COUNTY CLERK
NEW MEXICO

Albuquerque Control Station Monument "2-123"
Corner of Skyview South Subdivisions
NAD 83
N = 1,432,799.170
E = 1,566,421.033
Elev. = 5,103.817 (NAVD 1988)
Datum = NAD 83
Datum Alpha = -00°00'32.15"
Ground To Grid Factor = 0.999930113

BOULEVARD
300' R/W (R/W Varies)

TRAMWAY



PLAT OF
PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2
(BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)
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NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2009.

EXISTING BOUNDARY AND NEW TRACTS

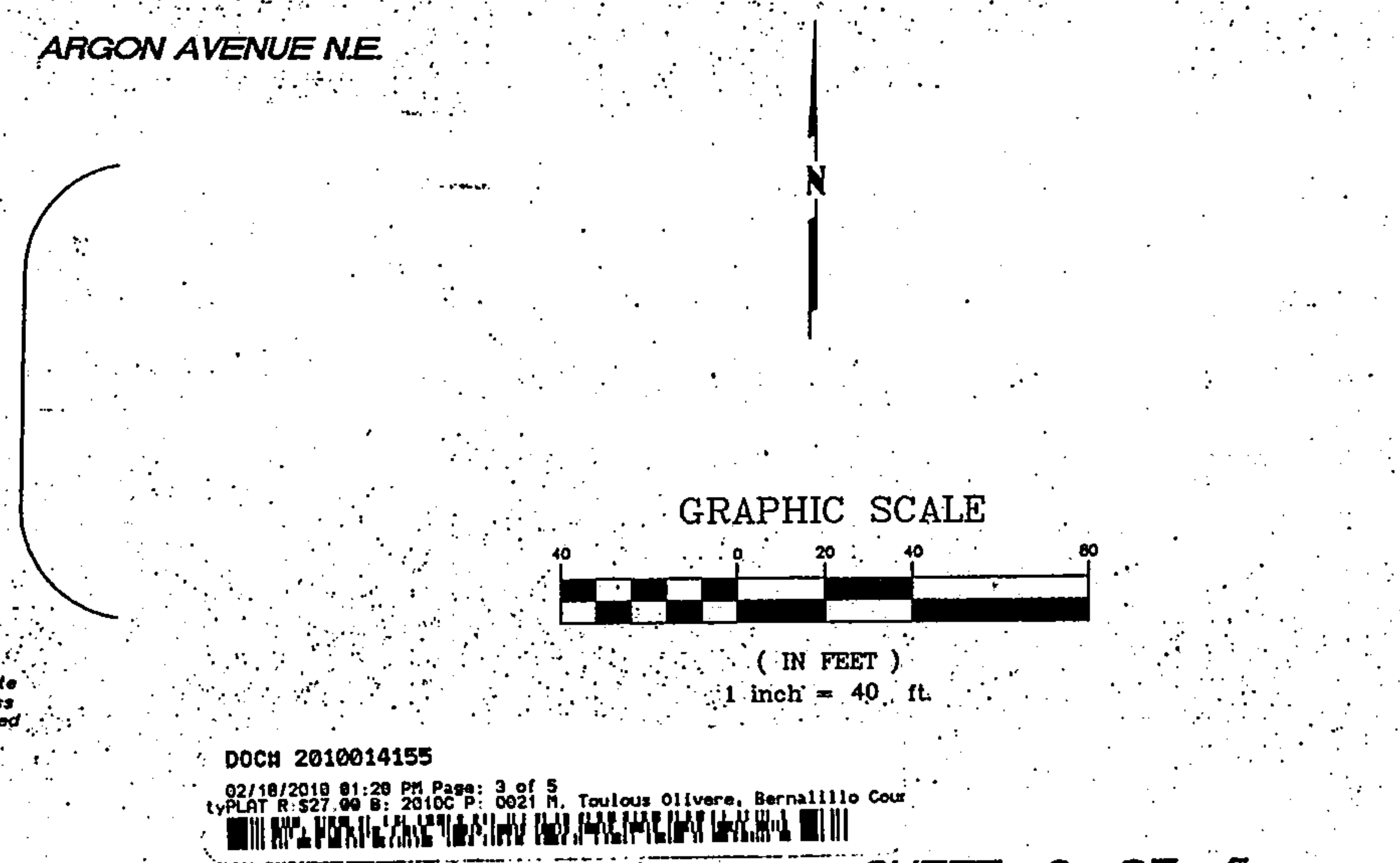
NEON AVENUE NE

A Cross-Lot Drainage Easement is granted for the mutual benefit of the owners of Parcels 1, 2 and 3, Sproul-Security Subdivision No. 2, by this plat. The maintenance of said easement shall be the responsibility of the owners of the lots in which the drainage facilities are located.

A Cross-Lot Access and Parking Easement is granted for the mutual benefit of the owners of Parcels 1, 2 and 3, Sproul-Security Subdivision No. 2, by this plat. **TO BE MAINTAINED BY OWNERS OF EACH PARCEL.**

- EXISTING EASEMENTS**
- (A) Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc 155-A, Page 473.
 - (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc 384-A, Page 683.
 - (C) 3' Right Of Way Easement granted to Mountain States Telephone and Telegraph Company by document filed April 5, 1987, in Book Misc. 471-A, Page 323, as Document No. 08734450.
 - (D) 10' Underground Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company by document filed May 4, 1987, in Book Misc. 482-A, Page 450, as Document No. 08745830.
- NEW EASEMENTS**
- (E) Additional Public Utility Easement granted by this plat
 - (F) 10' GAS ONLY Gas Line Easement granted to New Mexico Gas Company by this plat.
 - (G) New Waterline Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
 - (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.
 - (J) Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

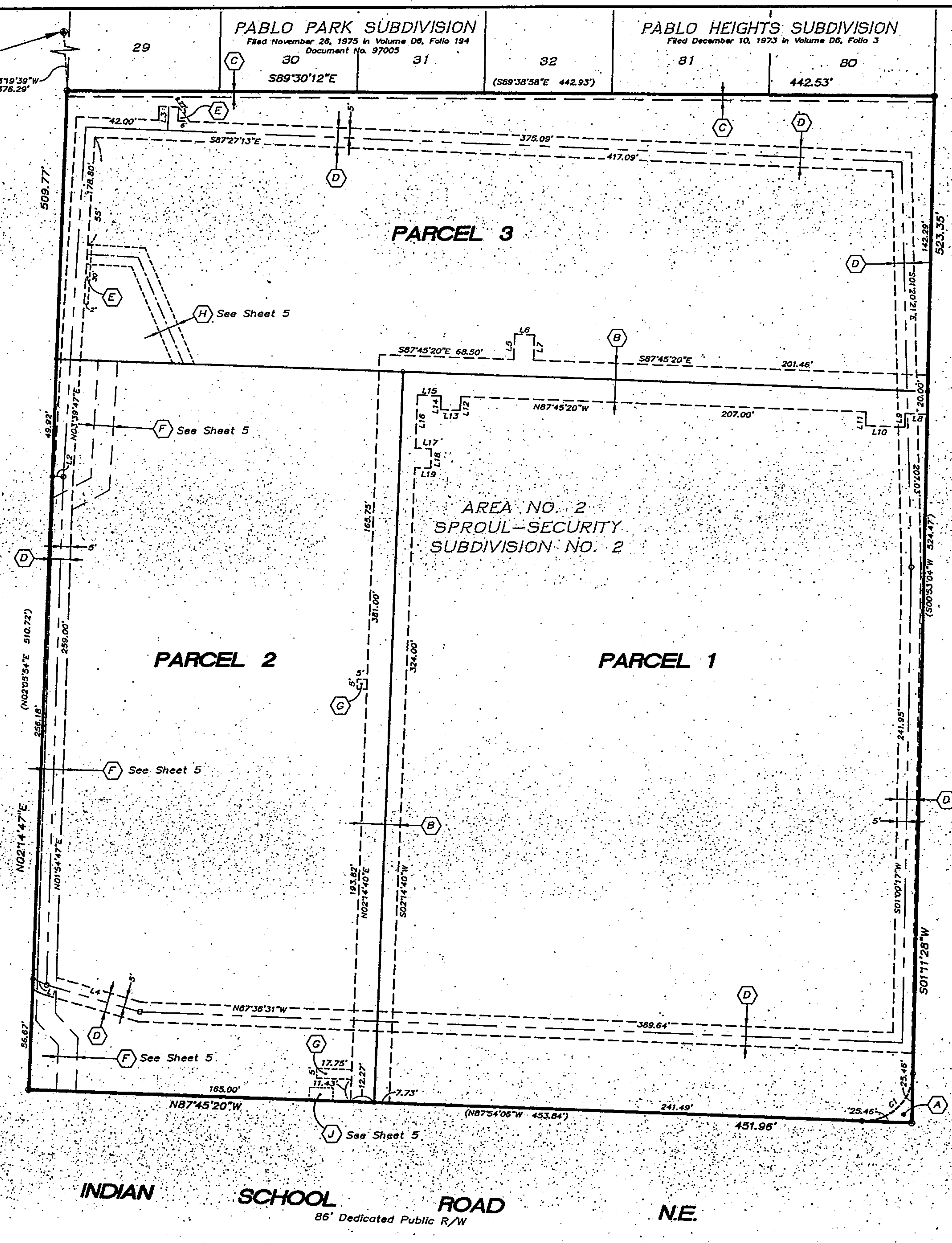
SEE SHEETS 4 AND 5 FOR EASEMENT DETAILS



Albuquerque Control Station Document 2-1423
New Mexico State Plane Coordinates
Central Zone, 1983
NAD 83
E = 1,565,431.704
Elevation = 5,853.817 (NAVD 1988)
Datum = 1983
Ground to Grid Factor = 0.999930113

BOULEVARD
300' R/R (R/W Varies)

TRAMWAY



SKYVIEW SOUTH SUBDIVISION
Filed February 2, 2000 in Plat Book 2000C, Page 39
Document No. 2000011478

INDIAN VIEW
PLACE NE

SKYVIEW SOUTH SUBDIVISION
Filed September 11, 1990 in Volume 90C, Folio 219
Document No. 9071227

PLAT OF
PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2
(BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)
SITUATE WITHIN
SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER, 2009
EXISTING AND NEW EASEMENTS

NEON AVENUE NE

CITY LIGHTS SUBDIVISION
Filed December 4, 1987 in Volume 035, Folio 59
Document No. 87123150

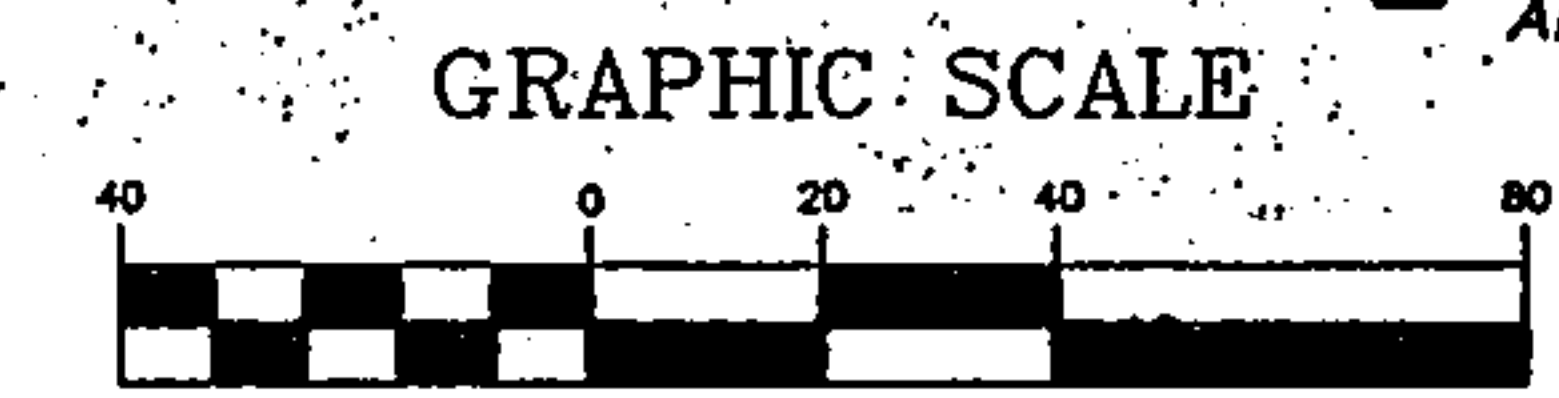
ARGON AVENUE NE

- EXISTING EASEMENTS**
- (A) Easement for Roadway Purposes granted to the City of Albuquerque by document filed September 14, 1984, in Book Misc 155-A, Page 473.
 - (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc 384-A, Page 683.
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 - (D) 10' Underground Easement granted to Public Service Company of New Mexico and The Mountain States Telephone and Telegraph Company by document filed May 4, 1987, in Book Misc. 482-A, Page 450, as Document No. 08745830.

- NEW EASEMENTS**
- (E) New Additional Public Utility Easement granted by this plat
 - (F) New 10' GAS ONLY Gas Line Easement granted to New Mexico Gas Company by this plat.
 - (G) New Waterline Easement granted to the Albuquerque Bernalillo County Water Utility Authority by this plat.
 - (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.
 - (J) Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	39.73'	25.00'	25.46'	35.68'	N46°43'04"E	91°03'12"

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.78	N66°21'13"W
L2	5.74	N87°30'13"W
L3	12.00	N02°32'47"E
L4	50.00	N73°54'08"W
L5	13.00	N02°14'40"E
L6	10.00	S87°45'20"E
L7	13.00	S02°14'40"W
L8	11.32	N87°45'20"W
L9	7.00	S02°14'40"W
L10	20.00	N87°45'20"W
L11	7.00	N02°14'40"E
L12	7.00	S02°14'40"W
L13	10.00	N87°45'20"W
L14	7.00	N02°14'40"E
L15	12.00	N87°45'20"W
L16	27.00	S02°14'40"W
L17	8.00	S87°45'20"E
L18	10.00	S02°14'40"W
L19	8.00	N87°45'20"W



SHEET 4 OF 5

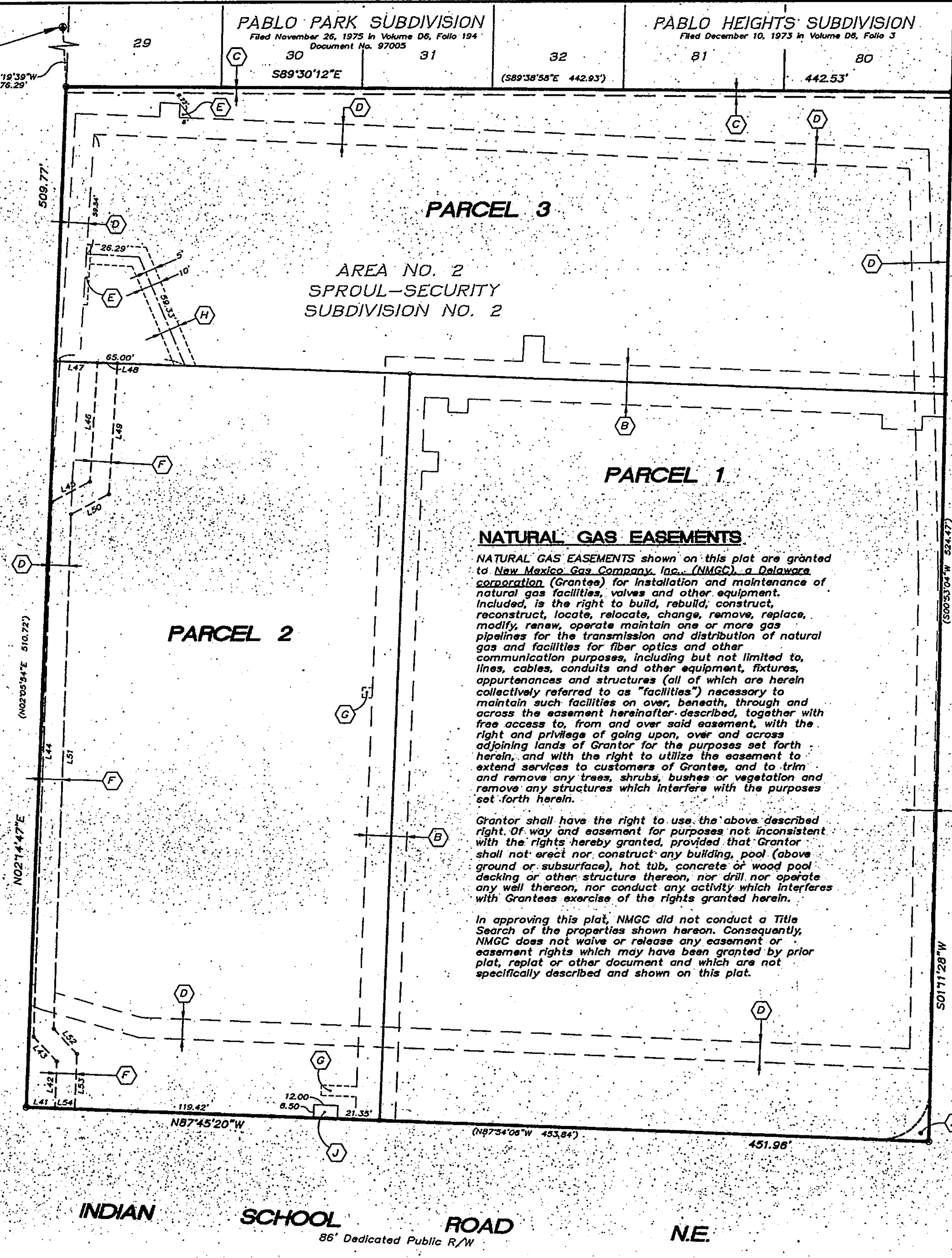
SURVOTEK, INC.
Consulting Surveyors
8304 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-5366
Fax: 505-897-5377

090452 SHT4 102709.dwg

Albuquerque Control Station Document "2-H23"
New Mexico State Plane Coordinates
Central Zone, NAD 83
Zone 10N
Elevation = 5,453.972 (NAVD 1988)
Grid North = 5,555,421.704
Grid East = 1,555,421.704
Ground to Grid Factor = 0.999630113

BOULEVARD
300' R/R (R/W Varies)

TRAMWAY



SKYVIEW SOUTH SUBDIVISION
Filed February 2, 2000 in Plat Book 2000C, Page 39
Document No. 2000011478

INDIAN VIEW
PLACE NE

SKYVIEW SOUTH SUBDIVISION
Filed September 11, 1990 in Volume 90C, Folio 219
Document No. 9071227

PABLO PARK SUBDIVISION
Filed November 26, 1975 in Volume D6, Folio 194
Document No. 97005

PABLO HEIGHTS SUBDIVISION
Filed December 10, 1973 in Volume D6, Folio 3

PLAT OF
PARCELS 1, 2 AND 3
SPROUL-SECURITY SUBDIVISION NO. 2
(BEING A REPLAT OF AREA NO. 2, SPROUL-SECURITY SUBDIVISION NO. 2)

SITUATE WITHIN
SECTION 14, TOWNSHIP 10 NORTH, RANGE 4 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2009

ADDITIONAL NEW EASEMENTS

NEON AVENUE NE

CITY LIGHTS SUBDIVISION
Filed December 4, 1987 in Volume C35, Folio 59
Document No. 87125160

DOCH 2010014155
02/18/2010 01:20 PM Page: 5 of 5
tyPLAT 9:327.00 S: 20100 P: 0021 R: Taulous Oliveira, Bernalillo Cour

LINE TABLE		
LINE	LENGTH	BEARING
L41	14.50	S87°45'20"E
L42	23.33	N02°14'47"E
L43	17.13	N42°56'02"W
L44	266.42	N01°54'47"E
L45	21.77	N62°29'05"E
L46	60.04	N03°48'19"E
L47	21.33	N87°45'20"W
L48	10.00	S87°45'20"E
L49	65.93	S03°48'19"W
L50	21.55	S62°29'05"W
L51	256.45	S01°54'45"W
L52	17.16	S42°56'02"E
L53	27.49	S02°14'47"W
L54	10.00	N87°45'20"W

EXISTING EASEMENTS

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- (B) Water Line Easement granted to the City of Albuquerque by document filed August 16, 1986, in Book Misc 384-A, Page 683.
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- (H) Private Utility Easement granted for the use and benefit of Parcel 2 by this plat.
- (J) Public Pedestrian Access Easement granted to the City of Albuquerque by this plat.

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

SHEET 5 OF 5

SURV-TEK, INC.

Consulting Surveyors
9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114
Phone: 505-897-3368
Fax: 505-897-3377

090452 SHT5 102709.dwg

CITY OF ALBUQUERQUE



June 24, 2011

Scott Steffen, P.E.
Bohannon Huston Unc.
7500 Jefferson St. Courtyard 1
Albuquerque, NM 87109

Re: *1510 Tramway Blvd NE*
CVS Pharmacy @ Indian School and Tramway

Request for C.O.—Approved

Engineer's Stamp dated: 1/19/10 (J23/D015)

Certification dated: 06-24-11

Dear Mr. Steffen,

Based upon the information provided in your submittal received 06-24-2011,
the above referenced certification is approved for release of Certificate of Occupancy
by Hydrology.

Permit 6-24-11

If you have any questions, you can contact me at 924-3977.

Sincerely,

Rudy E. Rael, CE
Engineer Assistant—Hydrology,
Development and Building Services

C: CO Clerk—Katrina Sigala
File

June 24, 2011

Mr. Tim Sims
Hydrology Section
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

Re: Grading and Drainage Certification, CVS Pharmacy, 1500 Tramway Blvd NE
NEC Indian School and Tramway, (J23/D015)

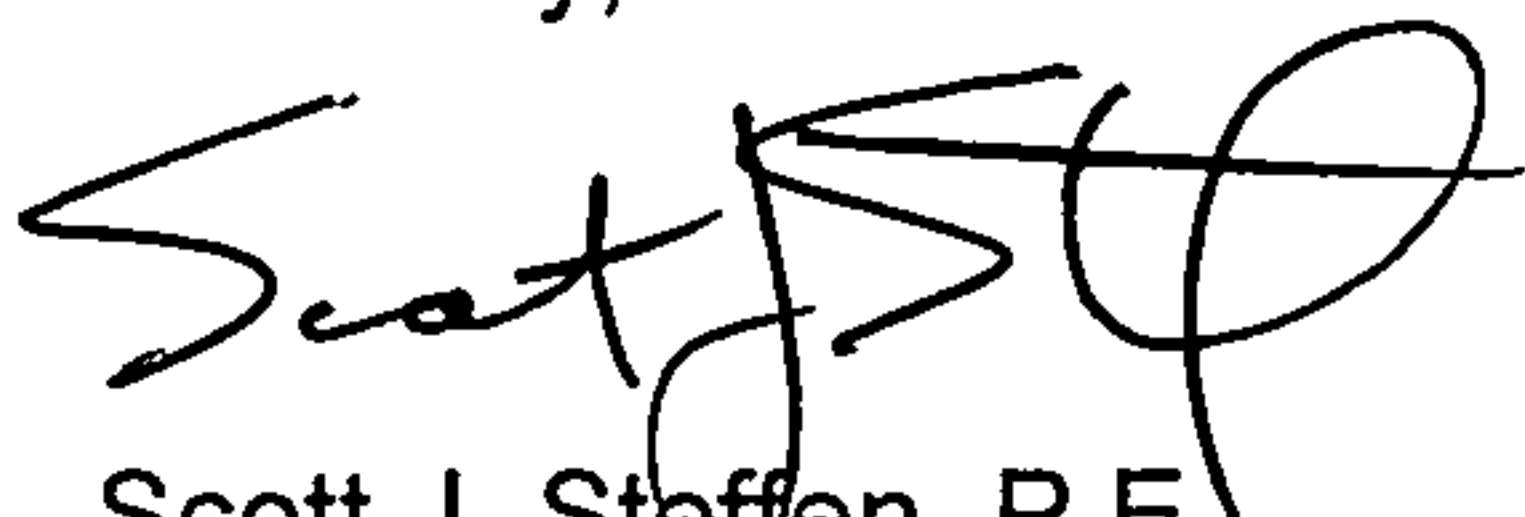
Dear Tim:

Enclosed for your review is the approved grading and drainage plan dated 1/19/10, with as-built elevations. The as-built survey was provided by Harris Surveying.

After reviewing these as-built elevations and visiting the site on 6/23/11, it is my belief that the site has been graded in substantial compliance with the approved grading and drainage plan.

Your review and approval is requested for permanent Certificate of Occupancy for the project. I appreciate your time and consideration. If you have questions or require additional information, please contact me at 823-1000.

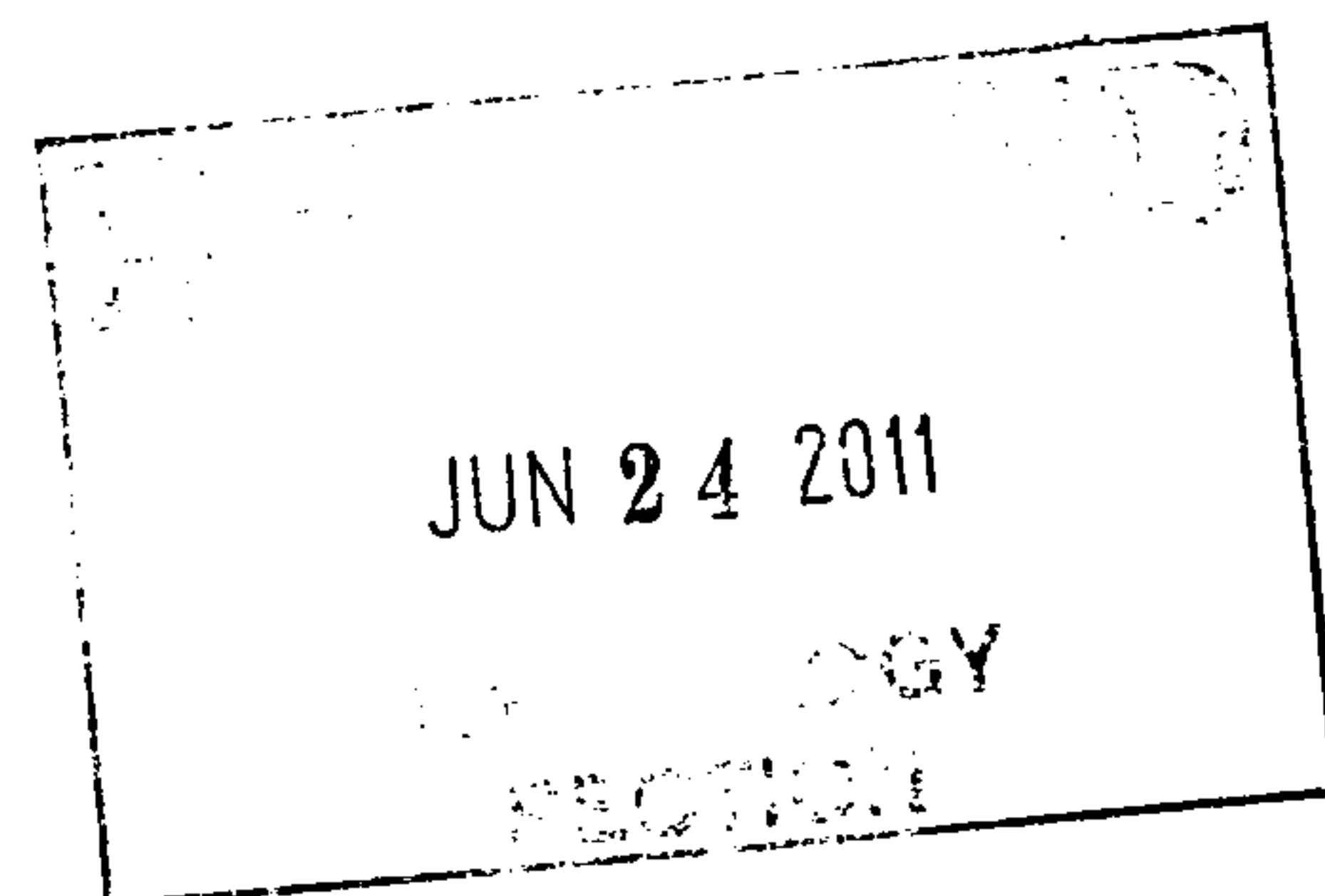
Sincerely,



Scott J. Steffen, P.E.
Vice President
Community Development and Planning Group

SJS/cc
Enclosure

cc: Chris Czyz, Armstrong Properties



Engineering ▲

Spatial Data ▲

Advanced Technologies ▲

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: CVS Pharmacy @ Indian School and Tramway ZONE MAP/DRG. FILE # J-23/D015
DRB#: 1003062 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Sproul Security Subdivision No. 2

CITY ADDRESS: 1500 Tramway Boulevard (NEC Indian School Rd & Tramway Boulevard)

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson St, Courtyard 1
CITY, STATE: Albuquerque, NM

CONTACT: Scott Steffen, P.E.
PHONE: 505-823-1000
ZIP CODE: 87109

OWNER: Armstrong Development
ADDRESS: 1500 N. PRIEST DRIVE, STE. 150E
CITY, STATE: Tempe, AZ

CONTACT: Chris Czyz
PHONE: 602-385-4100
ZIP CODE: 85281

ARCHITECT: Jacobs Engineering
ADDRESS: 101 North 1st Avenue, Suite 3100
CITY, STATE: Phoenix, AZ

CONTACT: Cory Newkirk
PHONE: 602-650-4917
ZIP CODE: 85003

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ 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 CERT (TCL)
☐ ENGINEER CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

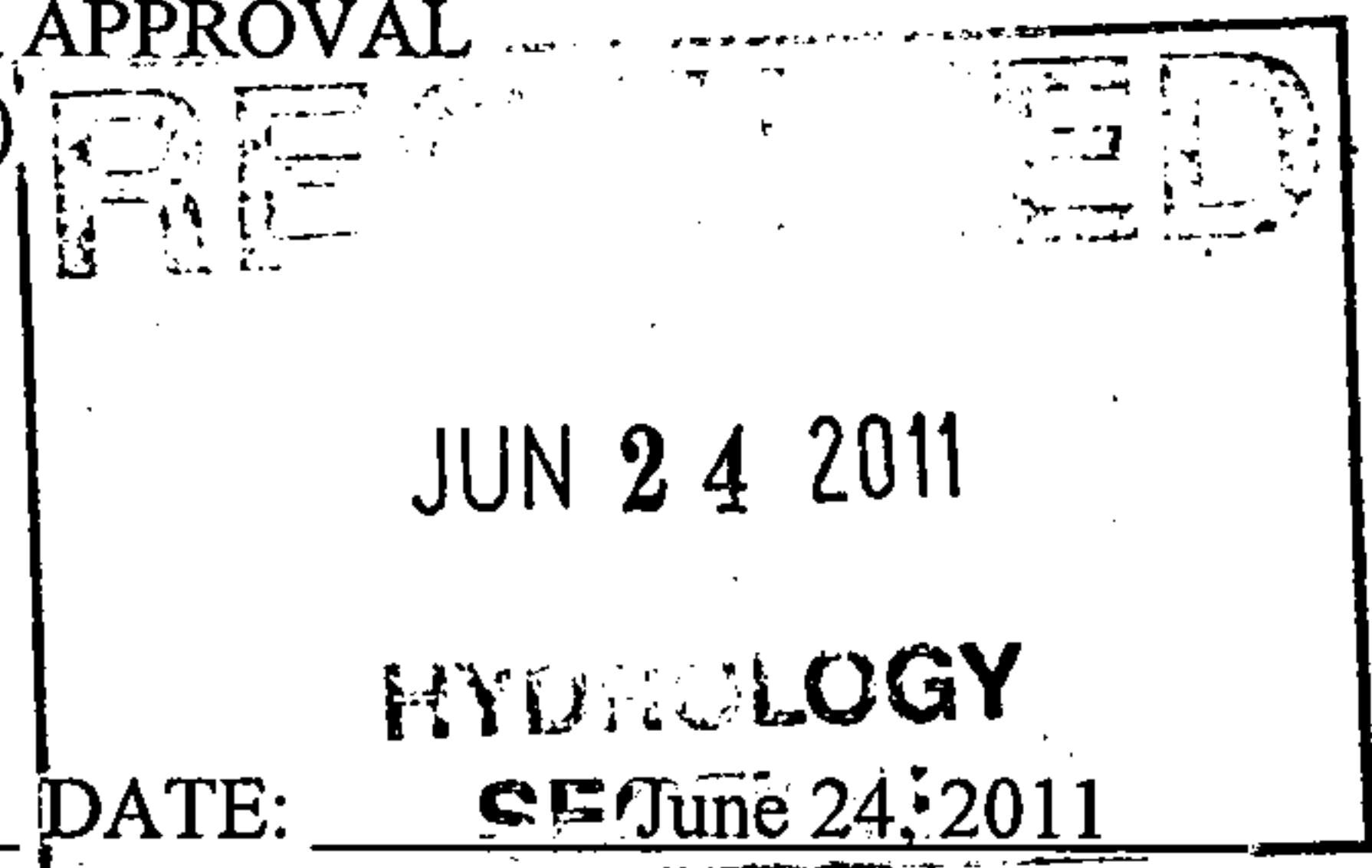
CHECK TYPE OF APPROVAL SOUGHT:

☐ 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 (SO-19) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: Scott J. Steffen, P.E.



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



January 22, 2010

Scott J. Steffen, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

**Re: CVS Pharmacy - Indian School and Tramway - Grading and Drainage Plan
Engineer's Stamp dated 1-19-10 (J23/D015)**

Dear Mr. Steffen,

Based upon the information provided in your submittal received 1-19-10, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge.

NM 87103

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file

Signed BP

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 12/2005)

PROJECT TITLE: CVS Pharmacy @ Indian School and Tramway ZONE MAP/DRG. FILE # J-23D015
DRB#: 1003062 EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: Sproul Security Subdivision No. 2

CITY ADDRESS: 1500 Tramway Boulevard (NEC Indian School Rd & Tramway Boulevard)

ENGINEERING FIRM: Bohannon Huston Inc.
ADDRESS: 7500 Jefferson St, Courtyard 1
CITY, STATE: Albuquerque, NM

CONTACT: Scott Steffen, P.E.
PHONE: 505-823-1000
ZIP CODE: 87109

OWNER: Armstrong Development
ADDRESS: 1500 N. PRIEST DRIVE, STE. 150E
CITY, STATE: Tempe, AZ

CONTACT: Scott Maier
PHONE: 303-501-0520
ZIP CODE: 85281

ARCHITECT: Jacobs Engineering
ADDRESS: 101 North 1st Avenue, Suite 3100
CITY, STATE: Phoenix, AZ

CONTACT: Cory Newkirk
PHONE: 602-650-4917
ZIP CODE: 85003

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ 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 CERT (TCL)
☐ ENGINEER CERT (DRB SITE PLAN)
☐ OTHER (SPECIFY) _____

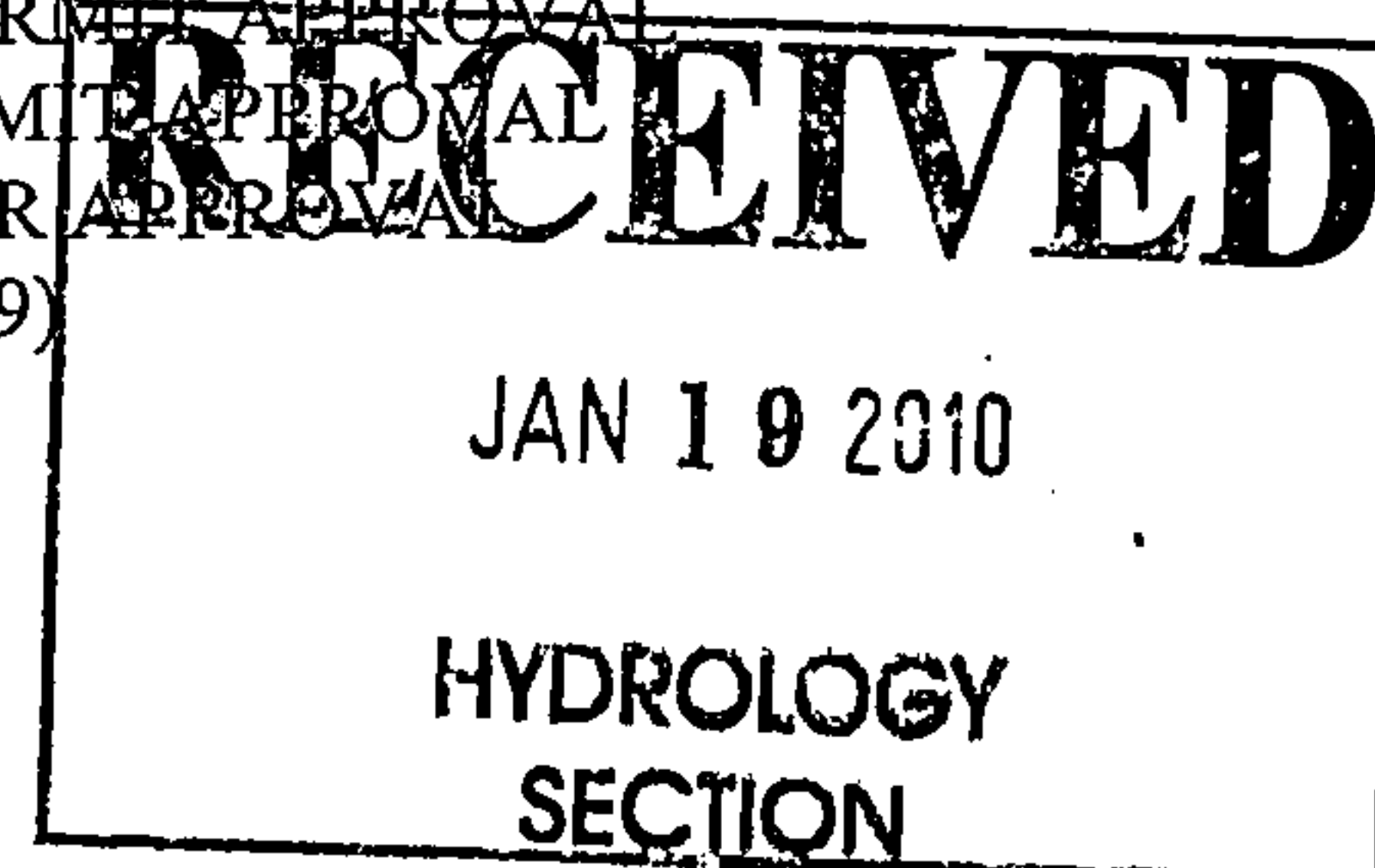
CHECK TYPE OF APPROVAL SOUGHT:
☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SO-19) _____

WAS A PRE-DESIGN CONFERENCE ATTENDED:
☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: Scott J. Steffen, P.E. *Scott J Steffen* DATE: January 19, 2010

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



December 10, 2009

Scott J. Steffen, P.E.
Bohannon Huston, Inc.
7500 Jefferson NE-Courtyard I
Albuquerque, NM 87109

**Re: CVS Pharmacy - Indian School and Tramway - Grading and Drainage Plan
Engineer's Stamp dated 12-8-09 (J23/D015)**

Dear Mr. Steffen,

Based upon the information provided in your submittal received 12-9-09, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

PO Box 1293

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

This project requires a National Pollutant Discharge Elimination System (NPDES) permit for storm water discharge.

NM 87103

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

Sincerely,

Curtis A. Cherne, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

www.cabq.gov

C: file
Kathy Verhage, DMD