

# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

July 10, 2006

David S. Harrison, Registered Architect  
5641 Paradise Blvd NW  
Albuquerque, NM 87114

Re: Certification Submittal for Final Building Certificate of Occupancy for  
4-Plex (Lots 2 & 3), [K-11 / D70]  
126 & 128 55th St. SW  
Architect's Stamp Dated 06/22/06

Dear Mr. Harrison:

The TCL / Letter of Certification submitted on July 10, 2006 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

P.O. Box 1293

Albuquerque

New Mexico 87103

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

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV. 7-30-02)

PROJECT TITLE: 126 & 128 55<sup>th</sup> STREET 4-plex's (UBS) 293) ZONE MAP/DRG. FILE #: K-11  
DRB #: N/A EPC#: N/A WORK ORDER#: N/A K-4/D70

LEGAL DESCRIPTION: LOT 2 & 3 BLOCK 1 OF MAYFLOWER HEIGHTS PLAT FILED 4/16  
CITY ADDRESS: 126 & 128 55<sup>th</sup> Street

ENGINEERING FIRM: GND, LLC  
ADDRESS: 5643 PARADISE BLVD  
CITY, STATE: ABQ NM 87114

CONTACT: DAVID HARRISON  
PHONE: 899-6182  
ZIP CODE: 87114

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: S.T. PRICE & COMPANY  
ADDRESS: 3700 COORS BLVD NW SUITE E  
CITY, STATE: ABQ NM 87120

CONTACT: SUSAN PRICE  
PHONE: 345-3850  
ZIP CODE: 87120

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

**CHECK TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

**CHECK TYPE OF APPROVAL SOUGHT:**

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

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

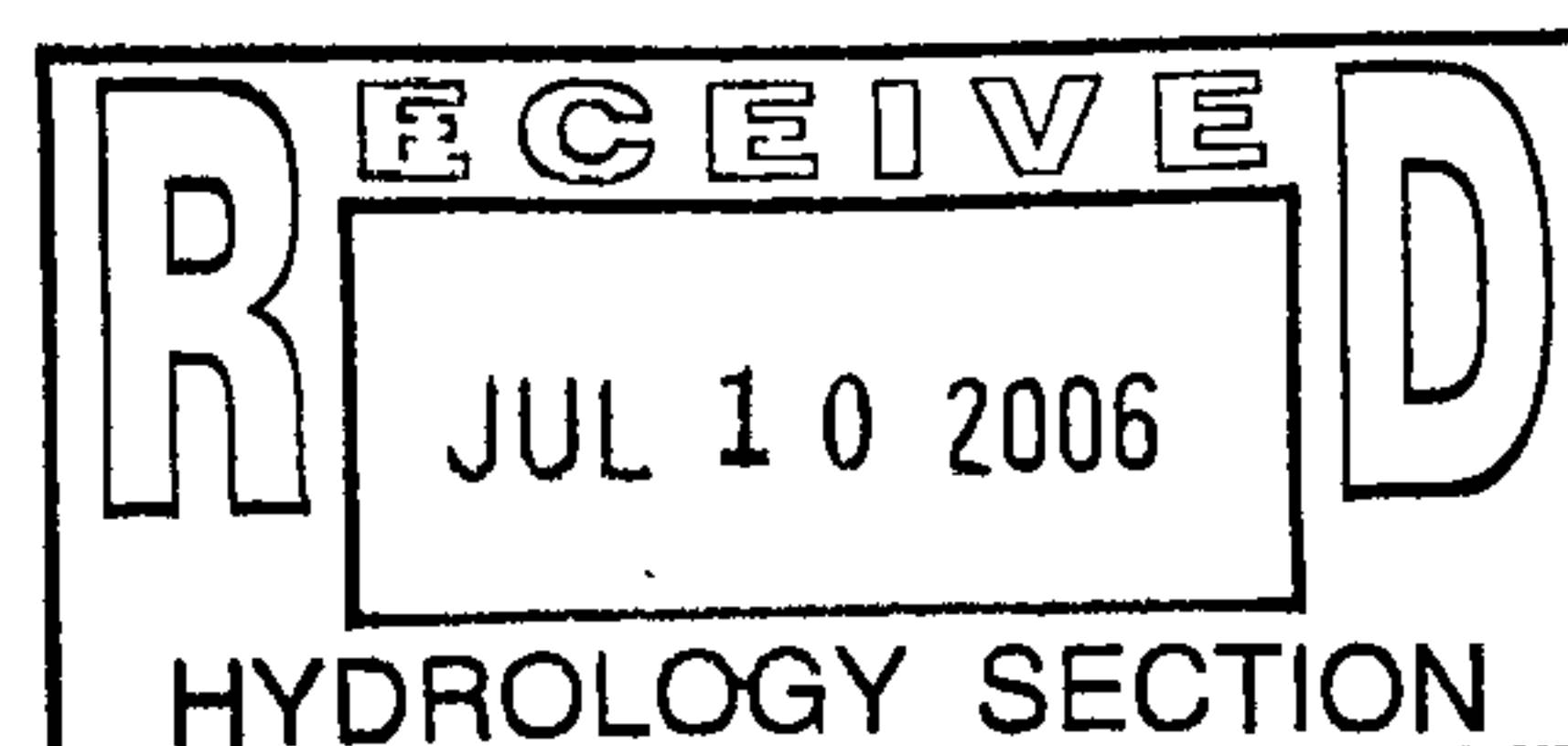
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 7/10/06 BY: DJH

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

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

APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002



# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

PROJECT TITLE: 126 & 128 SW 436 55TH STREET 4-PLEX ZONE MAP/DRG. FILE #: Lot 2 & 3 K-11/D70  
 DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: LOT 2 AND 3 BLOCK 1 OF MAYFLOWER HEIGHTS PLAT FILED 4-16-1945  
 CITY ADDRESS: 0

ENGINEERING FIRM: GNO, LLC  
 ADDRESS: 5643 PARADISE BLVD  
 CITY, STATE: ABQ, NM 87114

CONTACT: DAVID HARRISON  
 PHONE: 899-6182  
 ZIP CODE: 87114

OWNER: PAUL DIMAS  
 ADDRESS: 5009 1/2 ISLETA  
 CITY, STATE: ABQ, NM

CONTACT: PAUL  
 PHONE: 877-0666  
 ZIP CODE: 87105

ARCHITECT: S.T. PRICE & COMPANY  
 ADDRESS: 3700 COORS BLVD. NW SUITE 12  
 CITY, STATE: ABQ, NM 87120

CONTACT: SUSAN PRICE  
 PHONE: 345-3850  
 ZIP CODE: 87120

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

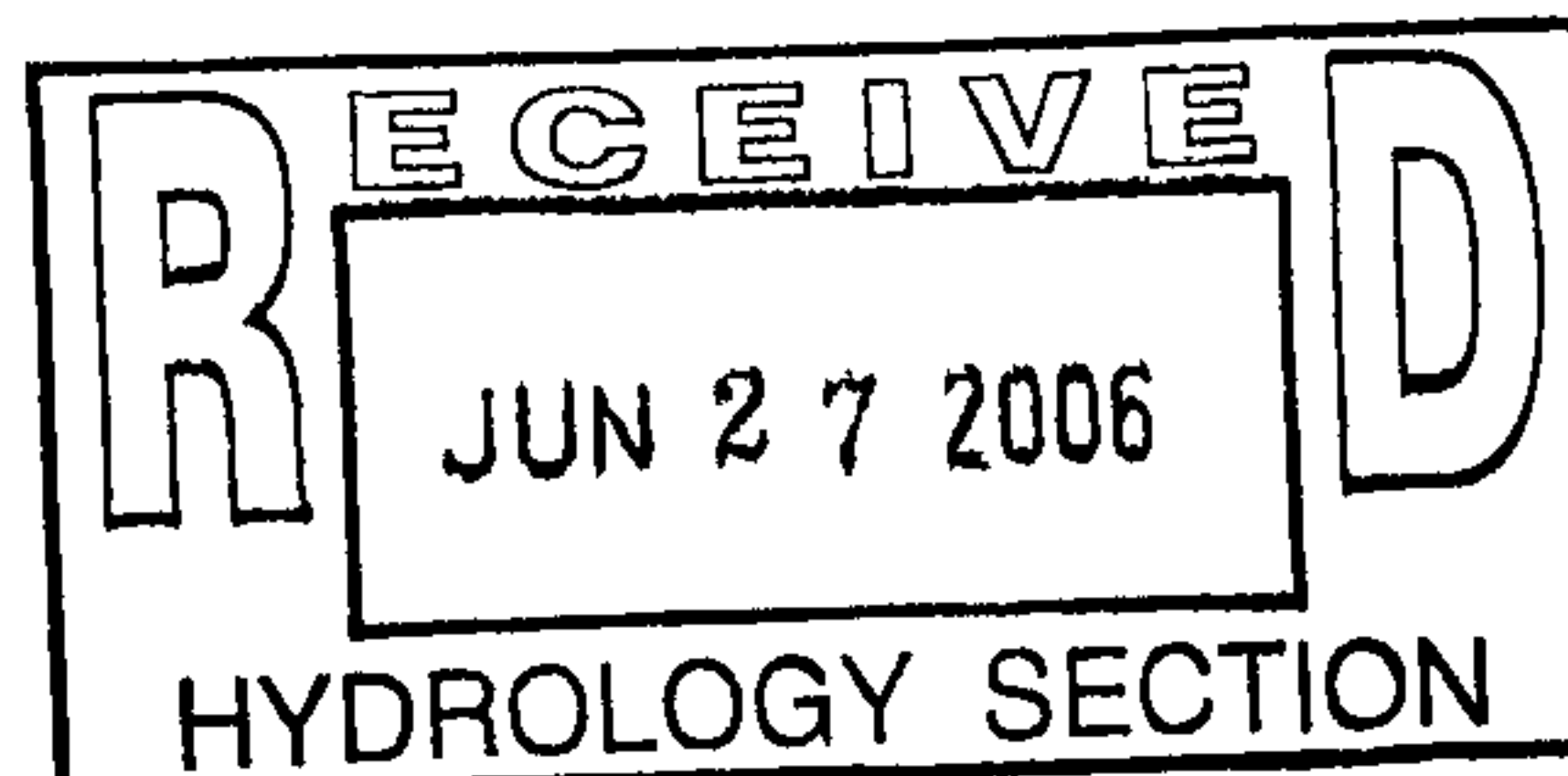
DATE SUBMITTED: 6/22/06 BY: DDH

*Verbal temp C.O.  
on 6/28/06  
30-day*

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

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

APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002





# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

June 28, 2006

David Harrison, P.E.,  
GND, LLC Consulting Engineering  
5641 Paradise Blvd NW  
Albuquerque, NM 87114

Re: Certification Submittal for Final Building Certificate of Occupancy for  
136 55th St. 4-Plex, [K-11 / D70]  
136 55th St. SW  
Engineer's Stamp Dated 06/22/06

Dear Mr. Harrison:

P.O. Box 1293

Albuquerque

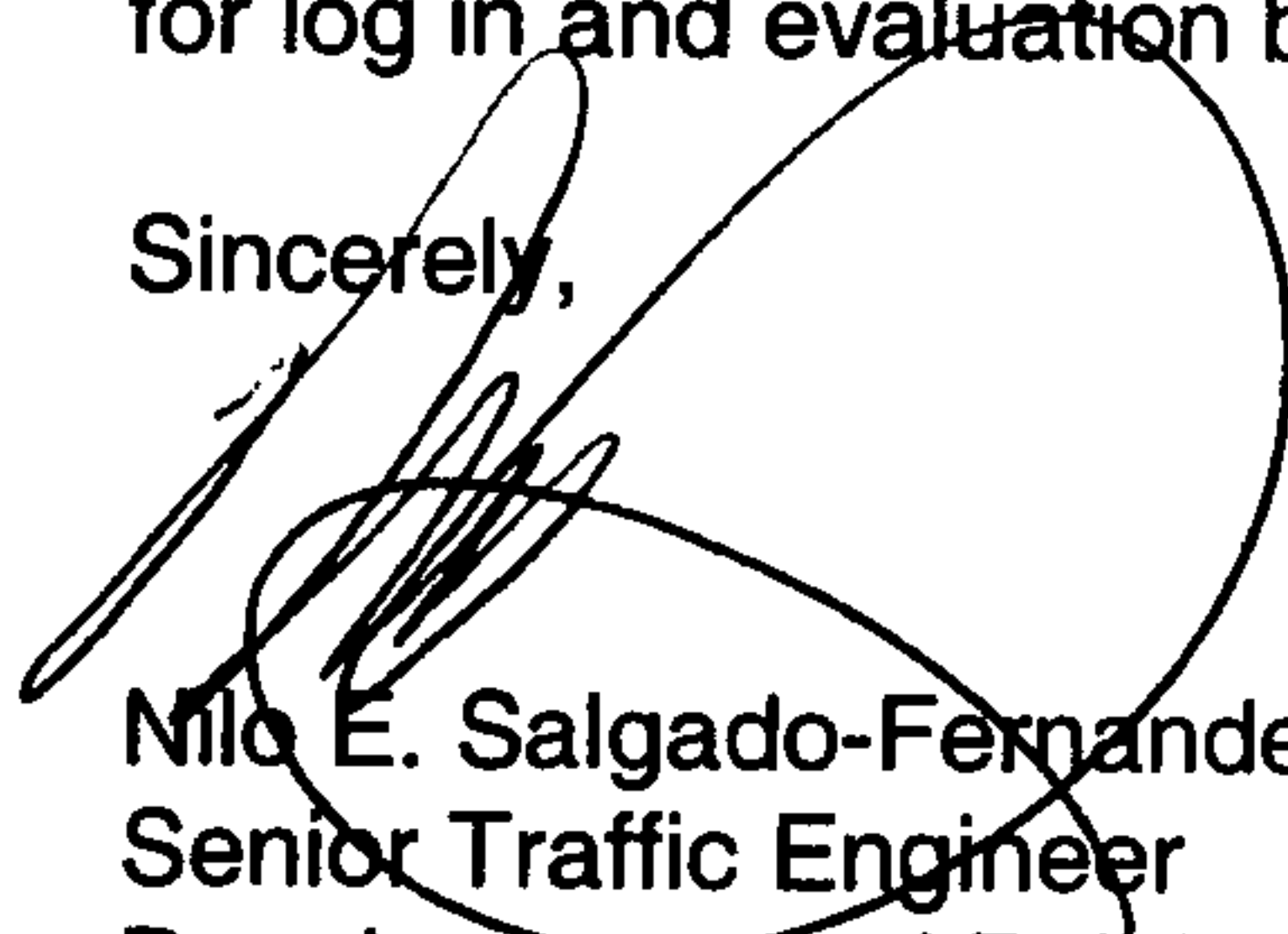
New Mexico 87103

www.cabq.gov

The TCL / Letter of Certification submitted on June 27, 2006 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The following reasons for rejections are as follows: Site Plan doesn't reflect any ADA parking stalls, there needs to be a cross access easement between properties on parking areas, there wasn't a permit issues for concrete work for both driveways nor an inspection done for the concrete work.

Once the issues above have been addressed, resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

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

c: Engineer  
Hydrology file  
CO Clerk

# CITY OF ALBUQUERQUE



June 28, 2006

Mr. David Harrison, P.E.  
**GND, LLC**  
5643 Paradise Blvd. NW  
Albuquerque, NM 87114

**Re: 136 55<sup>TH</sup> STREET 4-PLEX, LOTS 2 & 3**  
**126 & 128 55<sup>th</sup> Street SW**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 09/10/2004 (K-11/D70)**  
**Certification dated 06/22/2006**

Dear David,

Based upon the information provided in your submittal received 06/27/2006, the above referenced certification is approved for release of Permanent Certificate of Occupancy by Hydrology.

If you have any questions, you can contact me at 924-3982.

Sincerely,

Arlene V. Portillo  
Plan Checker, Planning Dept. - Hydrology  
Development and Building Services

C: C.O. Clerk  
File

P.O. Box 1293

Albuquerque

New Mexico 87103

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

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

PROJECT TITLE: 136 55TH STREET 4-PLEX LOTS 3 & 4 ZONE MAP/DRG. FILE #: K-11/D70  
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: LOT 2 AND 3 BLOCK 1 OF MAYFLOWER HEIGHTS PLAT FILED 4-16-1945  
CITY ADDRESS: 126 & 128 55th St. NW

ENGINEERING FIRM: GNO, LLC  
ADDRESS: 5643 PARADISE BLVD  
CITY, STATE: ABQ, NM 87114

CONTACT: DAVID HARRISON  
PHONE: 899-6182  
ZIP CODE: 87114

OWNER: PAUL DIMAS  
ADDRESS: 5004 1/2 ISLETA  
CITY, STATE: ABQ, NM

CONTACT: PAUL  
PHONE: 877-0666  
ZIP CODE: 87105

ARCHITECT: S.T. PRICE & COMPANY  
ADDRESS: 3700 COORS BLVD. NW SUITE E  
CITY, STATE: ABQ, NM 87120

CONTACT: SUSAN PRICE  
PHONE: 345-3850  
ZIP CODE: 87120

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

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- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
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- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

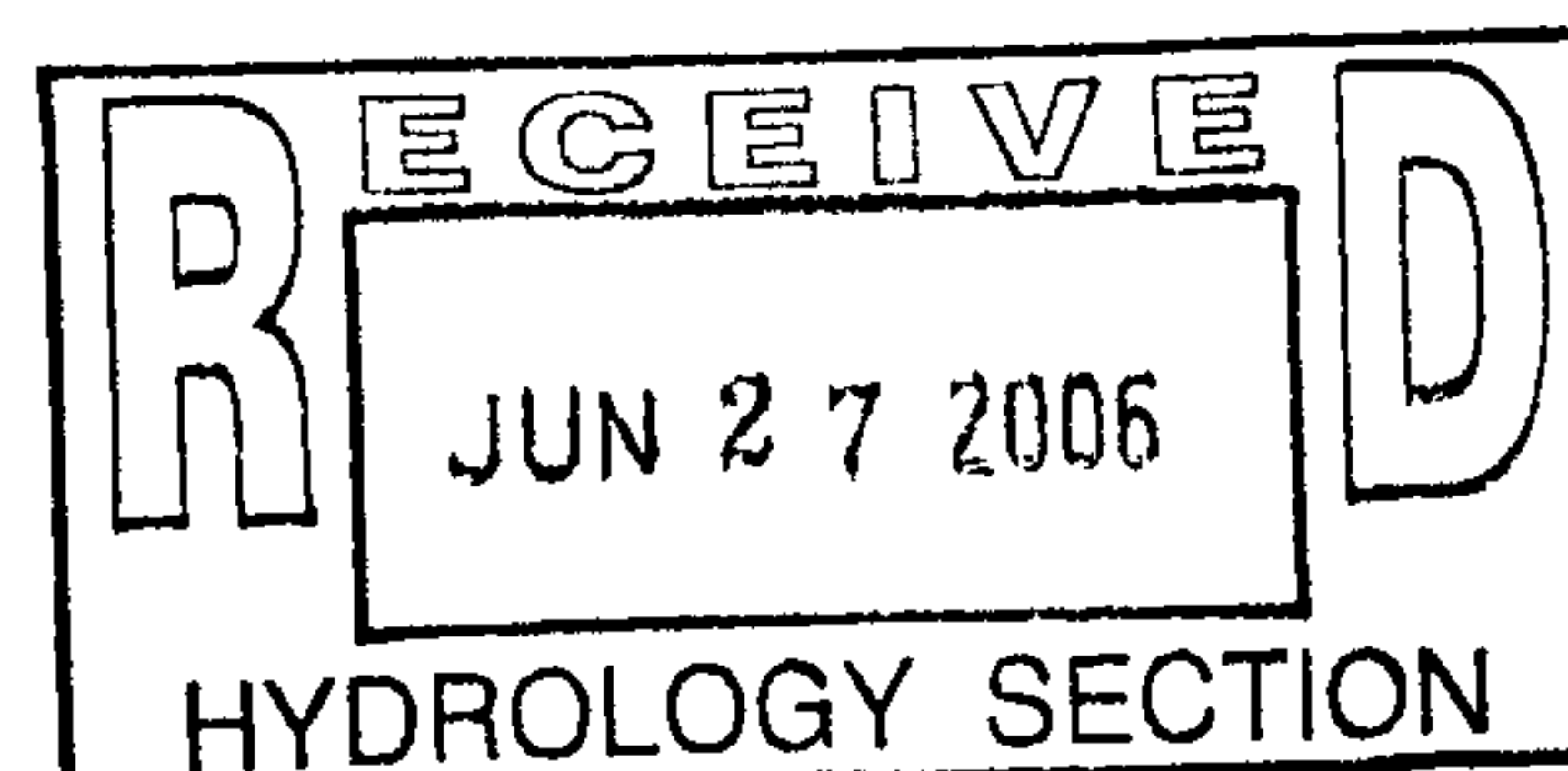
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 6/22/06 BY: DJD Humm

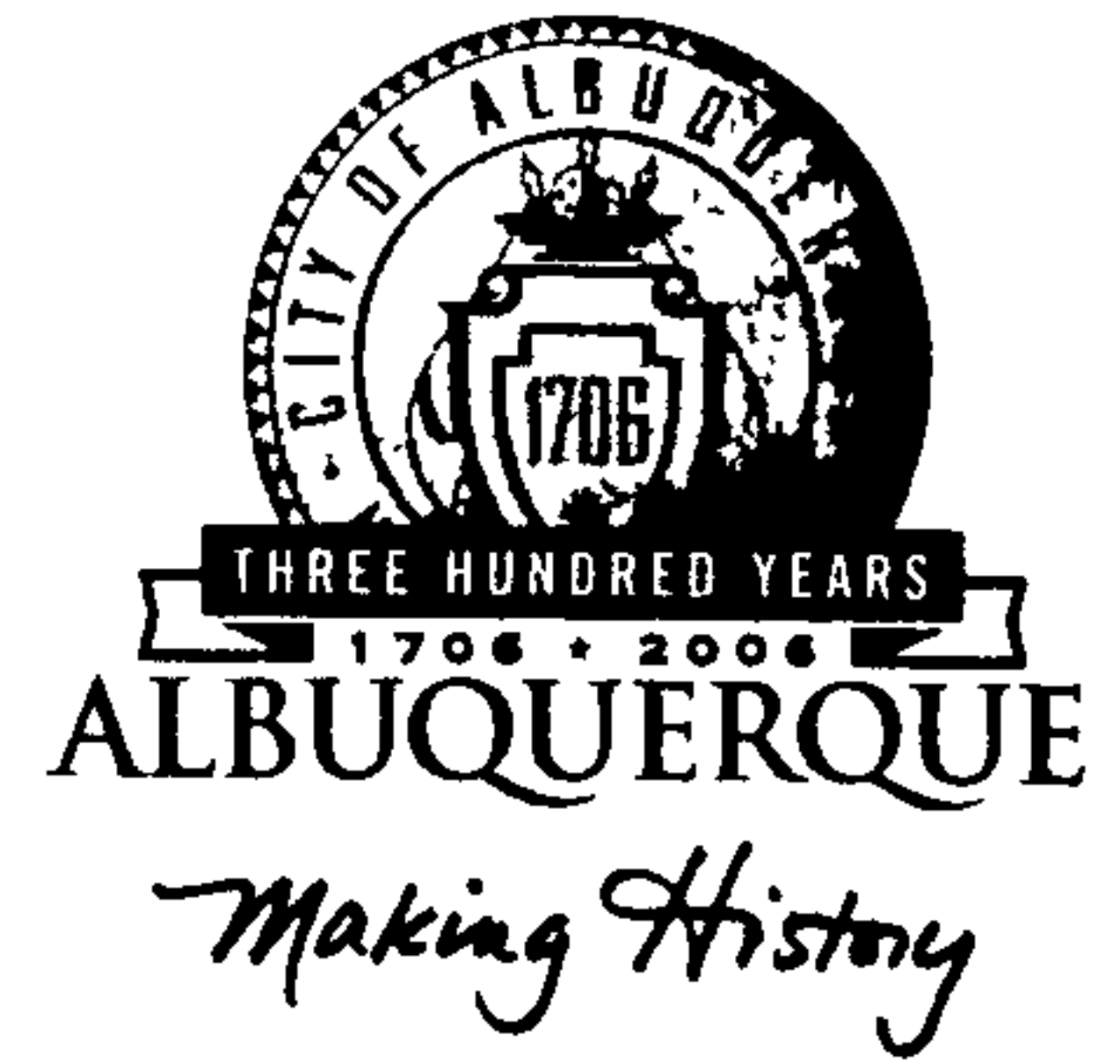
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APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

January 26, 2005

David S. Harrison, P.E.  
5641 Paradise Blvd., NW  
Albuquerque, NM 87114

Re: Certification Submittal for Final Building Certificate of Occupancy for Bldg #1  
4-Plex, [K-11 / D70]  
136 55th Street  
Engineer's Stamp Dated 01/26/05  
lot 4

Dear Mr. Harrison:

P.O. Box 1293

The TCL / Letter of Certification submitted on January 26, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

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

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

c: Engineer  
Hydrology file  
CO Clerk



K-11/D70

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

PROJECT TITLE: 136 55TH STREET 4-PLEX ZONE MAP/DRG. FILE #: K-11  
 DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: LOT 4 BLOCK 1 OF MAYFLOWER HEIGHTS PLAT FILED 4-16-1945  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: GND, LLC  
 ADDRESS: 5641 PARADISE BLVD.  
 CITY, STATE: ABQ, NM 87114

CONTACT: DAVID HARRISON  
 PHONE: 879-6182  
 ZIP CODE: 87114

OWNER: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: S.T. PRICE & COMPANY  
 ADDRESS: 3700 LOOPS BLVD, NW SUITE E  
 CITY, STATE: ABQ, NM

CONTACT: SUSAN PRICE  
 PHONE: 345-3850  
 ZIP CODE: 87120

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
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- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
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- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

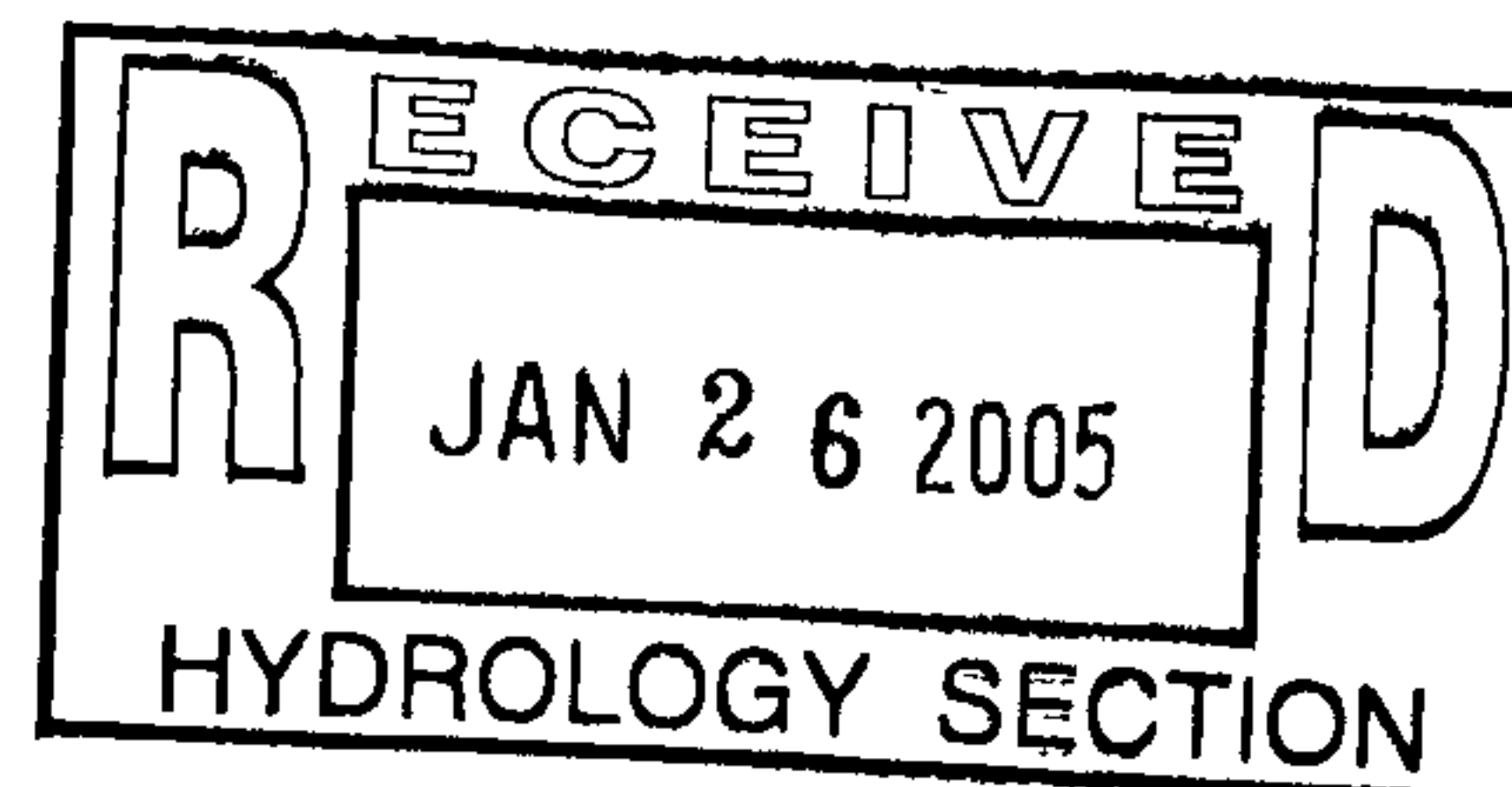
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1/24/05 BY: David Harrison

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

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3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002







CONSULTING ENGINEERS

5641 Paradise Blvd. NW ♦ Albuquerque, New Mexico 87114  
Phone: 505-899-6182 ♦ Fax: 505-899-6184

City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

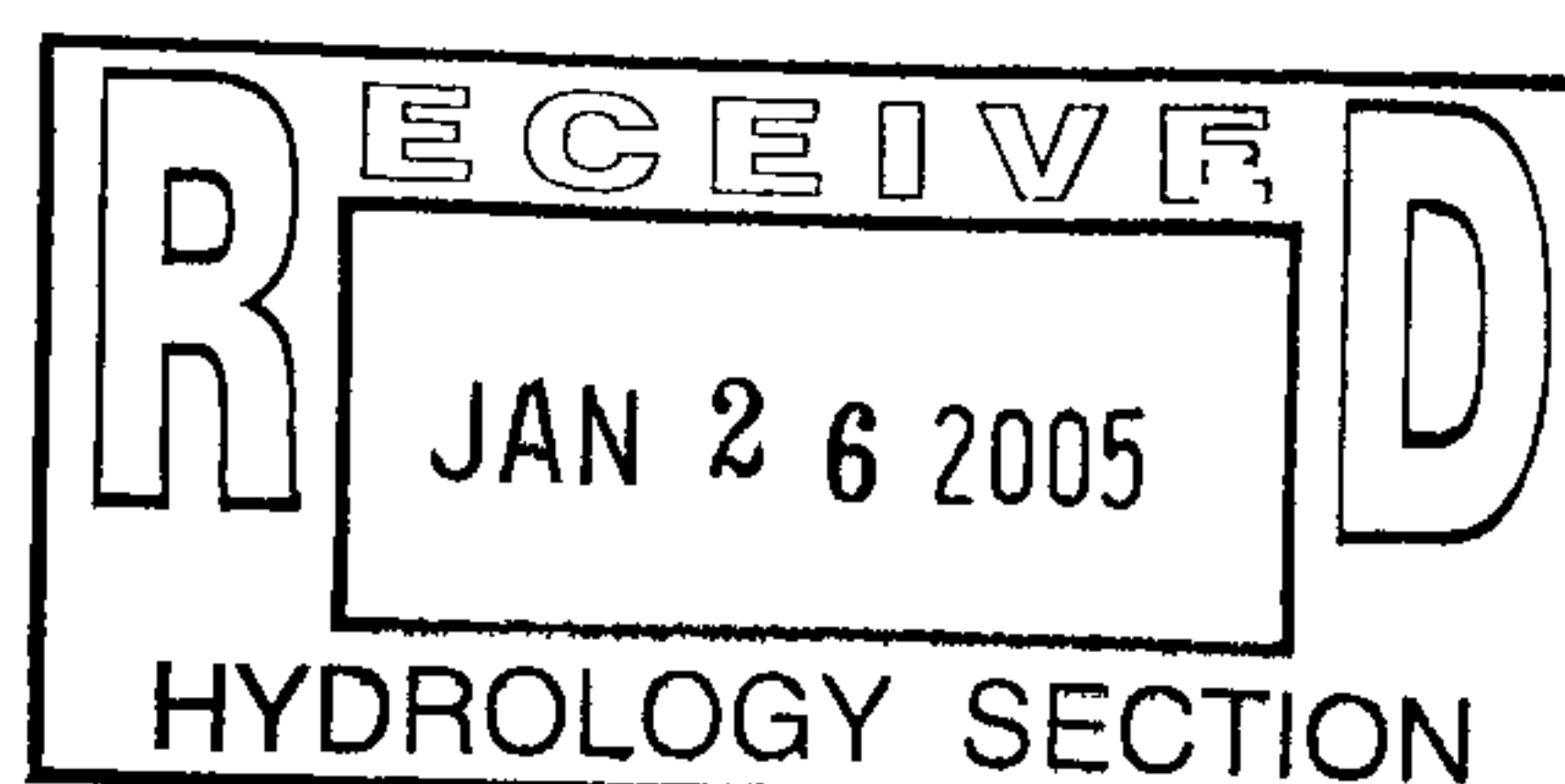
**Re: 136 55<sup>th</sup> Street 4-Plex, Traffic Circulation Layout**  
**Engineer's Stamp dated 9-10-04**

I, DAVID S. HARRISON, NMPE 14704, OF THE FIRM GND, LLC,  
HEREBY CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON 1-21-  
05 AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE PROJECT  
WAS CONSTRUCTION IN SUBSTANTIAL COMPLIANCE WITH AND WILL  
FUNCTION IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED  
TRAFFIC CIRCULATION PLAN DATED 9-10-04. THIS CERTIFICATION IS  
SUBMITTED IN SUPPORT OF A REQUEST FOR CERTIFICATE OF OCCUPANCY.

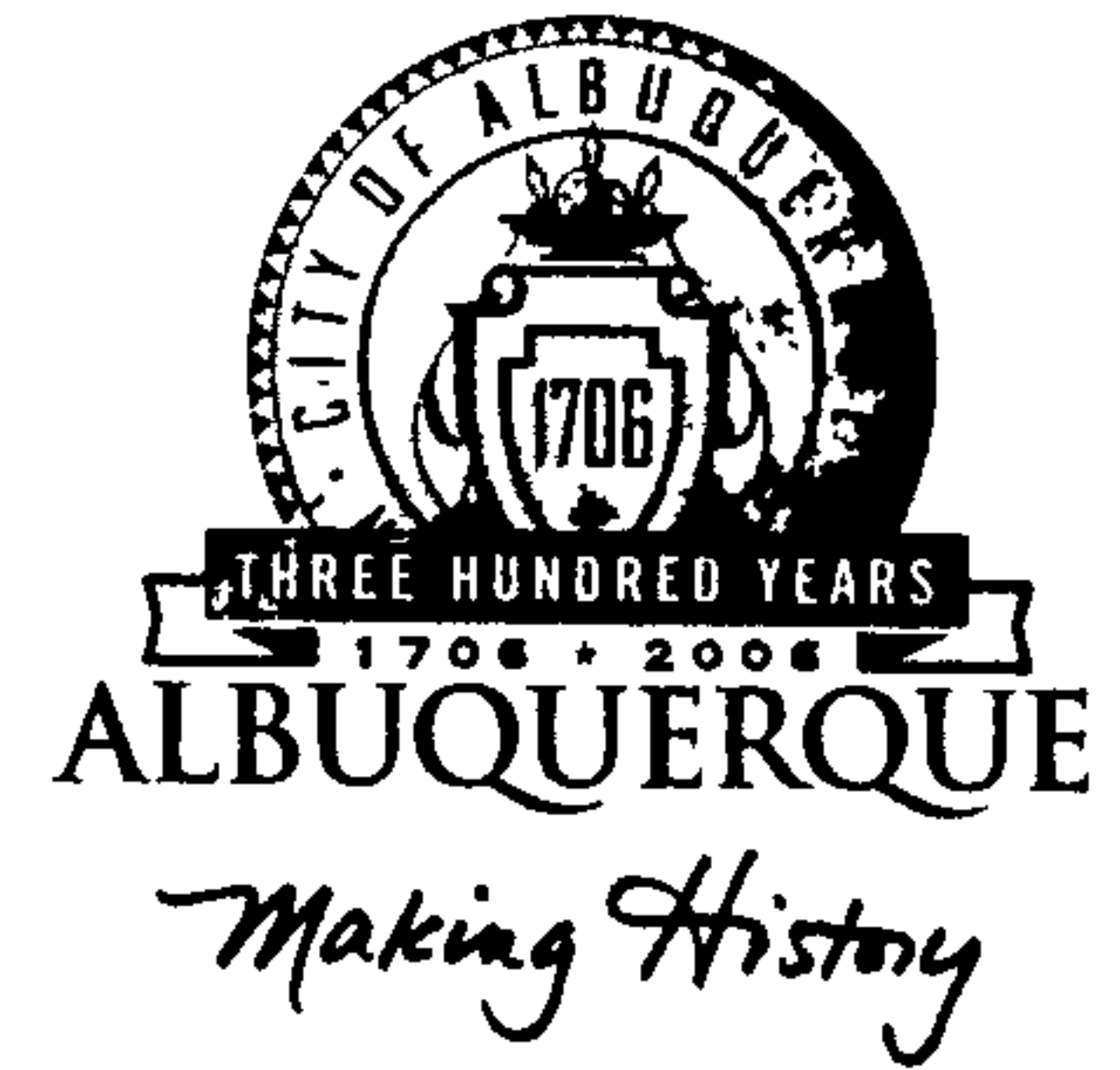
DAVID S. HARRISON, NMPE 14704

DATE

1-24-05



# CITY OF ALBUQUERQUE



January 27, 2005

David Harrison, P.E.  
GND Consulting Engineers  
5641 Paradise Blvd. NW  
Albuquerque, NM 87114

**Re: 136 55<sup>th</sup> Street 4-Plex, Certificate of Occupancy Bldg. #1, Lot 4**  
**Engineer's Stamp dated 9-10-04 (K11-D70)**  
**Certification dated 1-24-05**

Dear Mr. Harrison,

Based upon the information provided in your submittal received 1-27-05, the above referenced certification is approved for release of permanent Certificate of Occupancy by Hydrology.

P.O. Box 1293

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

Albuquerque

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept.  
Development and Building Services

New Mexico 87103

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

C: Phyllis Villanueva  
file

K-11/D70

**EASEMENT DESCRIPTION:**

A Private Drainage easement located within Lots numbered Two (2), Three (3), and Four (4), in Block numbered One (1) of MAYFLOWER HEIGHTS, a Subdivision in the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1945, and being more particularly described as follows:

BEGINNING at the Northwest corner of the easement described hereon, being the Northwest corner of Lot 2, Block 1, Mayflower Heights and being a point on the Easterly Right of Way line of 55<sup>th</sup> Street, SW;

THENCE leaving said Easterly Right of Way line and along the Northerly boundary of Lot 2, N 74° 54' 00" E, 46.00 feet to the Northeast corner;

THENCE leaving said Northerly boundary, S 15° 06' 00" E, 26.50 feet;

THENCE S 74° 54' 00" W, 20.00 feet;

THENCE S 15° 06' 00" E, 47.00 feet;

THENCE N 74° 54' 00" E, 20.00 feet;

THENCE S 15° 06' 00" E, 26.50 feet;

THENCE S 74° 54' 00" W, 20.00 feet;

THENCE S 15° 06' 00" E, 23.50 feet;

THENCE N 74° 54' 00" E, 20.00 feet;

THENCE S 15° 06' 00" E, 26.50 feet to the Southeast corner, being a point on the Southerly boundary of Lot 4, Block 1, Mayflower Heights;

THENCE S 74° 54' 00" W, 46.00 feet to the Southwest corner, being the Southwest corner of Lot 4, Block 1, Mayflower Heights, and a point on the Easterly Right of Way line of 55<sup>th</sup> Street, SW;

THENCE along said Easterly Right of Way line, N 15° 06' 00" W, 150.00 feet to the Point of Beginning and containing 0.1260 acres, more or less.

GRANTOR:

Paul Urrutia

Marie Dimas

, Owner, Lots 2, 3, and 4, Block 1, Mayflower Heights Subdivision.

STATE OF NEW MEXICO )

ss

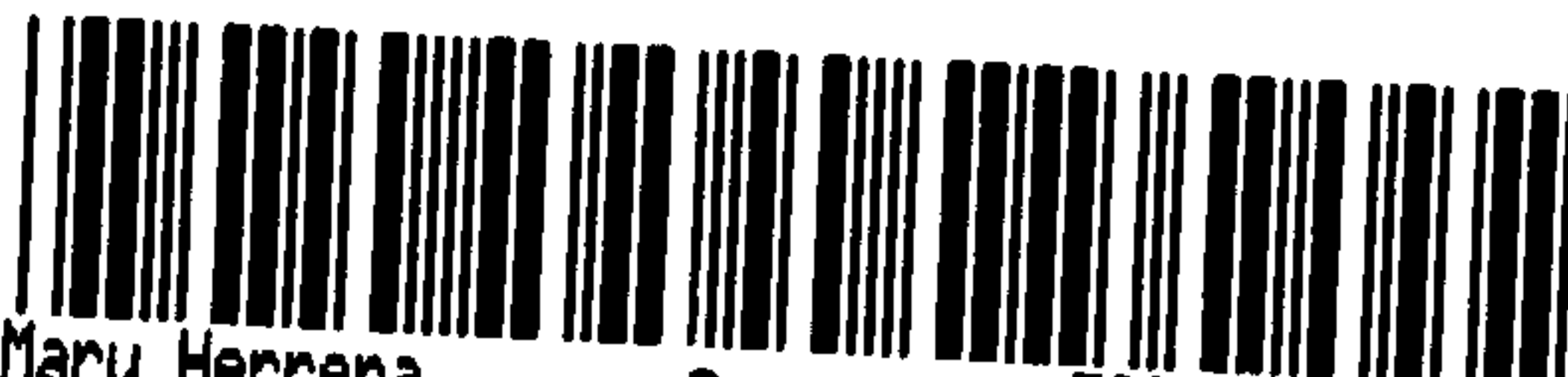
COUNTY OF BERNALILLO )

This instrument was acknowledged before me on the 21<sup>st</sup> day of JANUARY, 2005, by Paul + Marie Dimas, Owner, Lots 2, 3, and 4, Block 1, Mayflower Heights Subdivision.

[Signature]  
Notary Public

My Commission Expires 10-21-05

Page 2



Mary Herrera

Bern. Co. EASE

R 13.00

2005013062

6209104

Page: 2 of 3

01/27/2005 01:58P

Bk-A91 Pg-3022





## PERMANENT EASEMENT

Grant of Permanent Easement, between Paul & Marie DIMAS  
("Grantor"), whose address is 5004 1/2 ISLETA Blvd SW ALB. NM 87105, and  
Paul & Marie DIMAS ("Grantee"), whose address is  
5004 1/2 ISLETA Blvd SW ALB. NM 87105.

Grantor is the owner of Lots numbered Two (2), Three (3), and Four (4), in Block numbered One (1) of MAYFLOWER HEIGHTS, a Subdivision in the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1945.

Grantor grants to the Grantee an exclusive, permanent easement ("Easement") in, over, upon and across the real property described above and as shown on Easement Exhibit attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a Private Drainage easement for the benefit of Lots 2, 3, and 4, Block 1, of MAYFLOWER HEIGHTS, a Subdivision in the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1945, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the Grantee determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("improvements") within the Easement, the Grantee has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the Grantee. If the Work affects any Improvements or Encroachments made by the Grantor, the Grantee will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the Grantee, the Work to be performed by the Grantee could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantor shall, at its/their own expense(s), take whatever protective measures are required to safeguard the Improvements or Encroachments.

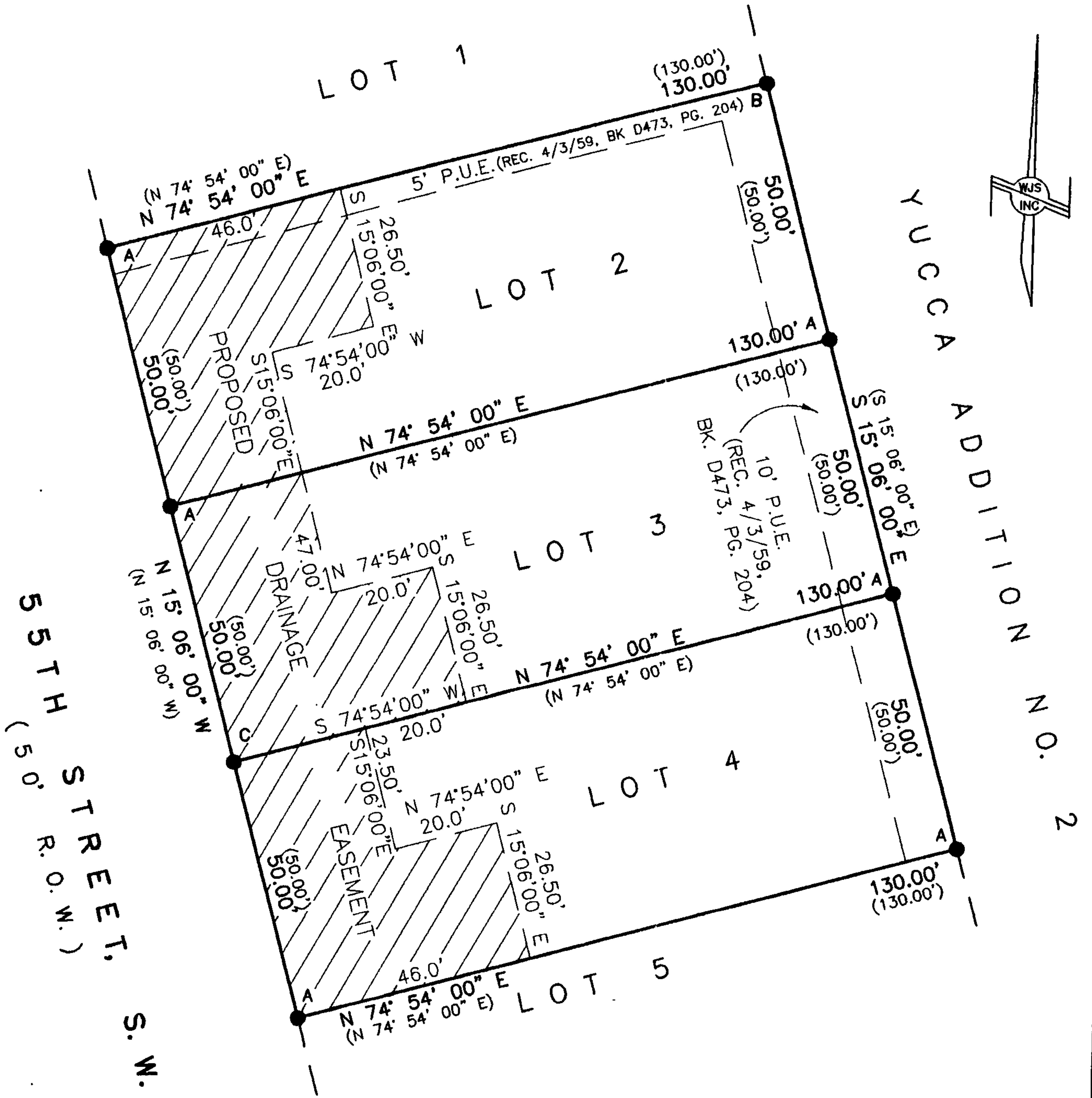
Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any parts thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons and entities.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the Grantee and its successors and assigns until terminated.

Page 1



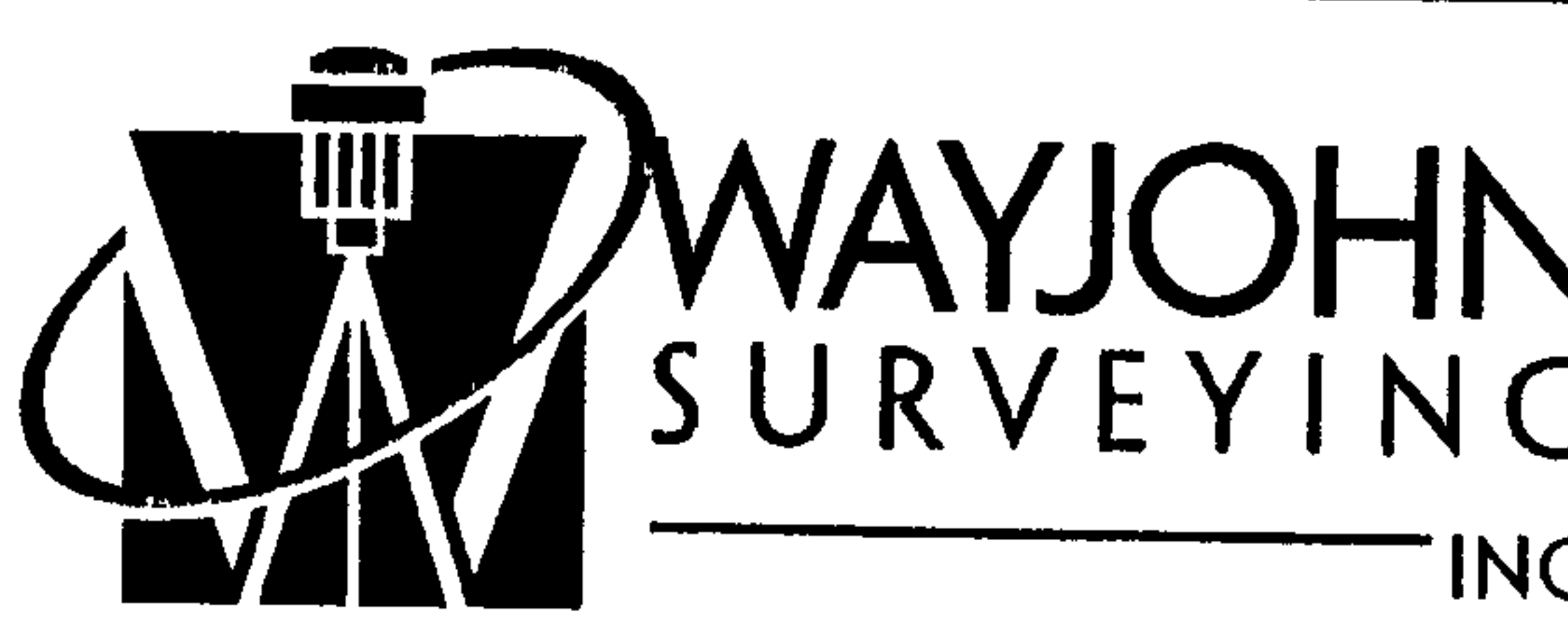
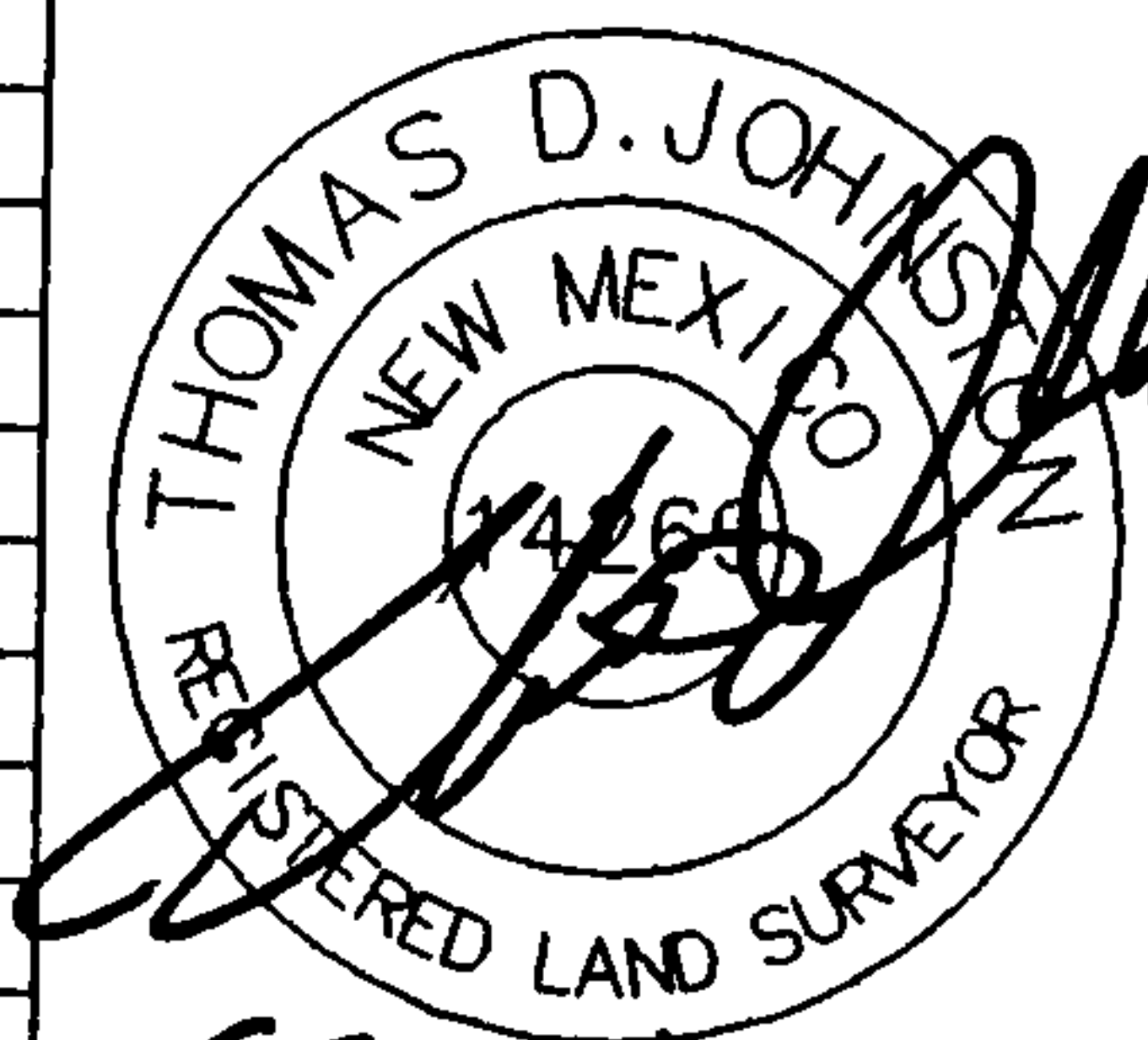




- = MONUMENT FOUND/SET AS NOTED:
- A: SET 1/2" REBAR W/CAP "P.L.S. 14269"
- B: SET CONCRETE NAIL AND SHINER "P.L.S. 14269"
- C: FOUND 1/2" REBAR

NOTE: BEARINGS AND DISTANCES IN PARENTHESIS INDICATE RECORD INFORMATION, WHILE THOSE WITHOUT REFLECT ACTUAL FIELD MEASUREMENTS. ALL FOUND AND ACCEPTED CORNERS ARE TAGGED "WAYJOHN P.L.S. 14269" WHERE APPLICABLE.

### EASEMENT EXHIBIT SKETCH

JOB NO.:	SC-6-01-2004-ESMT	OWNER	DIMAS		SCALE:	1" = 30'
			LOT:	2, 3, & 4		
			BLOCK:	1		
			SUBDIVISION:	MAYFLOWER HEIGHTS		
			TITLE CO.:	-		
			GF NO.:	-		
			DATE:	9/20/2004		
			DRAWN BY:	TRJ		
330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052			PAGE NO.:	2 OF 2		



---

**BEGINNING at the Northwest corner of the easement described hereon, being the Northwest corner of Lot 2, Block 1, Mayflower Heights and being a point on the Easterly Right of Way line of 55<sup>th</sup> Street, SW;**

THENCE leaving said Northerly boundary, S 15° 06' 00" E, 26.50 feet;

THENCE S 15° 06' 00" E, 47.00 feet;

THENCE S 15° 06' 00" E, 26.50 feet;

THENCE S 15° 06' 00" E, 23.50 feet;

THENCE N 74° 54' 00" E, 20.00 feet;

THENCE S 74° 54' 00" W, 46.00 feet to the Southwest corner, being the Southwest corner of Lot 4, Block 1, Mayflower Heights, and a point on the Easterly Right of Way line of 55<sup>th</sup> Street, SW;

**GRANTOR:**

Paul Wren

Maria Jones

STATE OF NEW MEXICO )

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on the 27<sup>th</sup> day of JANUARY, 2004, by Paul & Marie Dimas, Owner, Lots 2, 3, and 4, Block 1, Mayflower Heights Subdivision.

**Notary Public**

## My Commission Expires

Page 2



Mary Herrera

Bern. Co. EASE

**R 13.00**

2005013063

6209105

Page: 2 of 3

N1/27/2005 01:50P

Bk-A91 Pg-3023

## PERMANENT EASEMENT

Grant of Permanent Easement, between Paul + Marie Dumas  
("Grantor"), whose address is 5004 1/2 Isiera Blvd. SW Alb. NM 87105 and  
Paul + Marie Dumas ("Grantee"), whose address is  
5004 1/2 Isiera Blvd. SW Alb. NM 87105

Grantor is the owner of Lots numbered Two (2), Three (3), and Four (4), in Block numbered One (1) of MAYFLOWER HEIGHTS, a Subdivision in the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1945.

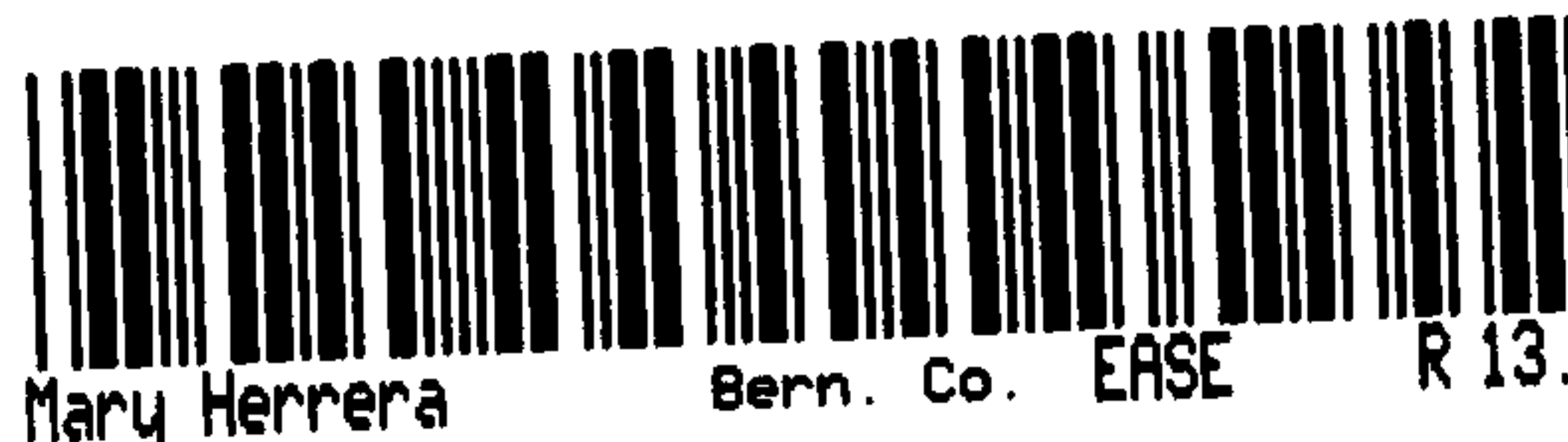
Grantor grants to the Grantee an exclusive, permanent easement ("Easement") in, over, upon and across the real property described above and as shown on Easement Exhibit attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a Private Drainage easement for the benefit of Lots 2, 3, and 4, Block 1, of MAYFLOWER HEIGHTS, a Subdivision in the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1945, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the Grantee determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("improvements") within the Easement, the Grantee has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the Grantee. If the Work affects any Improvements or Encroachments made by the Grantor, the Grantee will not be financially or otherwise responsible for rebuilding or repairing the Improvements or Encroachments. If in the opinion of the Grantee, the Work to be performed by the Grantee could endanger the structural integrity or otherwise damage the improvements or Encroachments, the Grantor shall, at its/their own expense(s), take whatever protective measures are required to safeguard the Improvements or Encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any parts thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons and entities.

The grant and other provisions of this Easement constitute covenants running with the property for the benefit of the Grantee and its successors and assigns until terminated.

Page 1



Mary Herrera

Bern. Co. EASE

R 13.00

2005013064  
6209106  
Page: 1 of 3  
01/27/2005 01:50P  
Bk-A91 Pg-3024

**EASEMENT DESCRIPTION:**

A Private Drainage easement located within Lots numbered Two (2), Three (3), and Four (4), in Block numbered One (1) of MAYFLOWER HEIGHTS, a Subdivision in the City of Albuquerque, New Mexico, as the same are shown and designated on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 16, 1945, and being more particularly described as follows:

BEGINNING at the Northwest corner of the easement described hereon, being the Northwest corner of Lot 2, Block 1, Mayflower Heights and being a point on the Easterly Right of Way line of 55<sup>th</sup> Street, SW;

THENCE leaving said Easterly Right of Way line and along the Northerly boundary of Lot 2, N 74° 54' 00" E, 46.00 feet to the Northeast corner;

THENCE leaving said Northerly boundary, S 15° 06' 00" E, 26.50 feet;

THENCE S 74° 54' 00" W, 20.00 feet;

THENCE S 15° 06' 00" E, 47.00 feet;

THENCE N 74° 54' 00" E, 20.00 feet;

THENCE S 15° 06' 00" E, 26.50 feet;

THENCE S 74° 54' 00" W, 20.00 feet;

THENCE S 15° 06' 00" E, 23.50 feet;

THENCE N 74° 54' 00" E, 20.00 feet;

THENCE S 15° 06' 00" E, 26.50 feet to the Southeast corner, being a point on the Southerly boundary of Lot 4, Block 1, Mayflower Heights;

THENCE S 74° 54' 00" W, 46.00 feet to the Southwest corner, being the Southwest corner of Lot 4, Block 1, Mayflower Heights, and a point on the Easterly Right of Way line of 55<sup>th</sup> Street, SW;

THENCE along said Easterly Right of Way line, N 15° 06' 00" W, 150.00 feet to the Point of Beginning and containing 0.1260 acres, more or less.

GRANTOR:

Paul Ulin

Marie Dimas

, Owner, Lots 2, 3, and 4, Block 1, Mayflower Heights Subdivision.

STATE OF NEW MEXICO )

ss

COUNTY OF BERNALILLO )

This instrument was acknowledged before me on the 27<sup>th</sup> day of January, 2005, by Paul & Marie Dimas, Owner, Lots 2, 3, and 4, Block 1, Mayflower Heights Subdivision.

[Signature]  
Notary Public

My Commission Expires 10/21/05

Page 2



Mary Herrera

Bern. Co. EASE

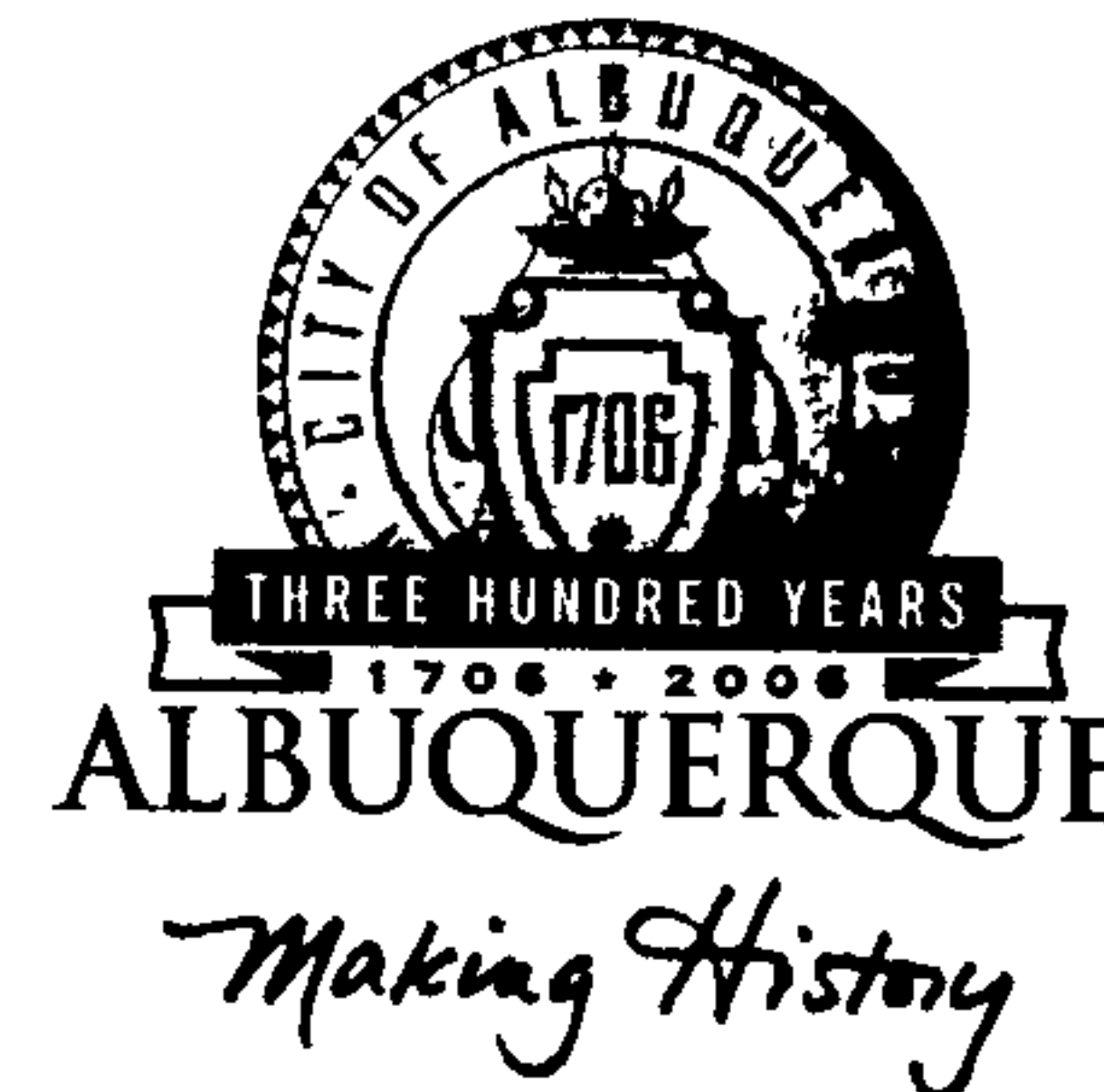
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Page: 2 of 3  
01/27/2005 01:50P  
Bk-A91 Pg-3024





# CITY OF ALBUQUERQUE



January 26, 2005

David Harrison, P.E.  
GND Consulting Engineers  
5641 Paradise Blvd. NW  
Albuquerque, NM 87114

**Re: 136 55<sup>th</sup> Street 4-Plex, Certificate of Occupancy**  
**Engineer's Stamp dated 9-10-04 (K11-D70)**  
**Certification dated 1-24-05**

Dear Mr. Harrison,

Based upon the information provided in your submittal received 1-26-05, the above referenced certification cannot be approved until the following comments are addressed:

P.O. Box 1293

Albuquerque

- Before the above referenced project can be approved for Certificate of Occupancy, a copy of the cross lot drainage and access easement must be provided to this office for our files.

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

New Mexico 87103

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

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

C: File

K-11/D70

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

PROJECT TITLE: 136 55TH STREET 4-PLEX ZONE MAP/DRG. FILE #: K-11  
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: LOT 4 BLOCK 1 OF MAYFLOWER HEIGHTS PLAT FILED 4-16-1945  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: GND, LLC  
ADDRESS: 5641 PARADISE BLVD.  
CITY, STATE: ABQ, NM 87114

CONTACT: DAVID HARRISON  
PHONE: 899-6182  
ZIP CODE: 87114

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: S.T. PRICE & COMPANY  
ADDRESS: 3700 LOOPS BLVD, NW SUITE E  
CITY, STATE: ABQ, NM

CONTACT: SUSAN PRICE  
PHONE: 345-3850  
ZIP CODE: 87120

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

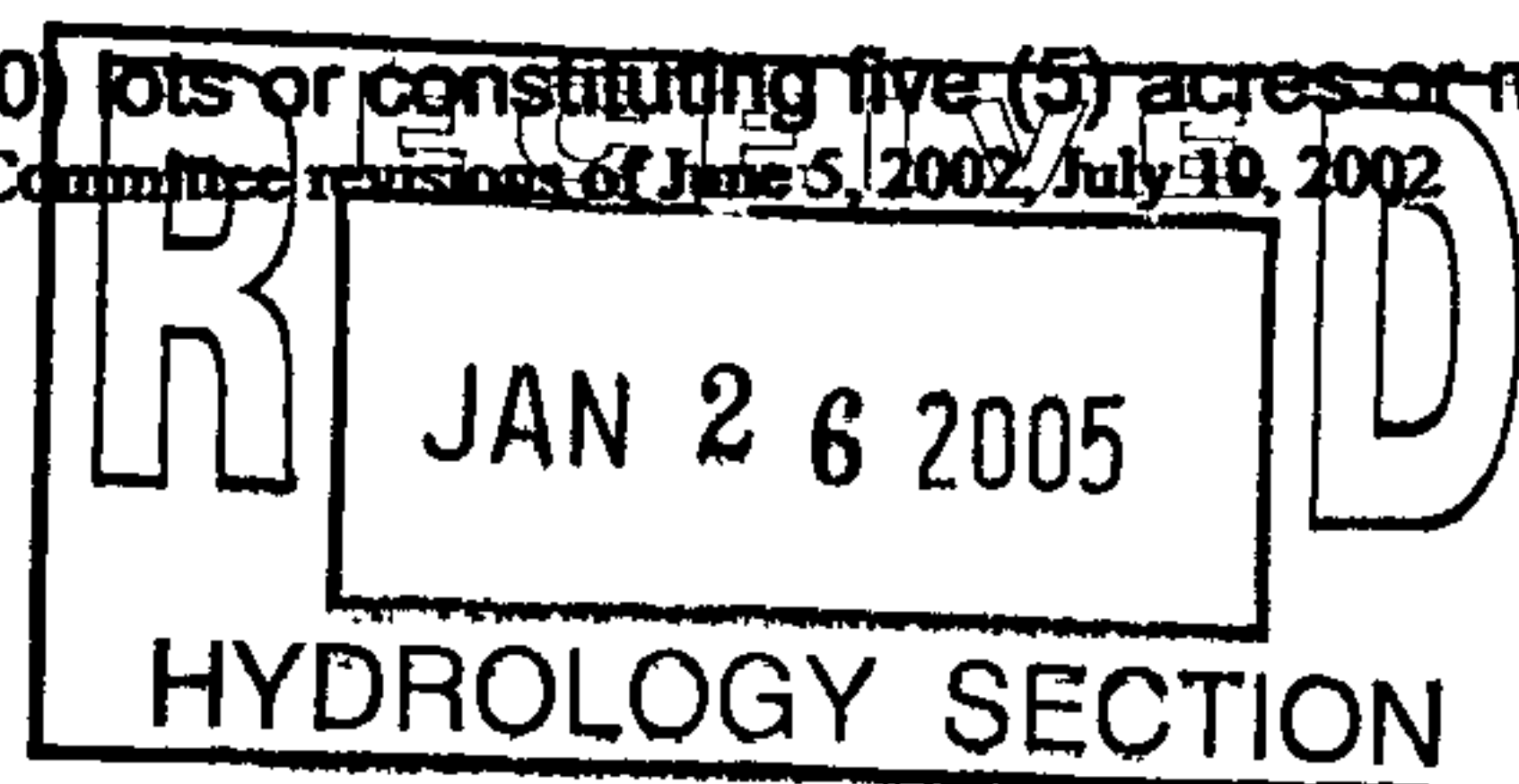
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 1/24/05 BY: David Harrison

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

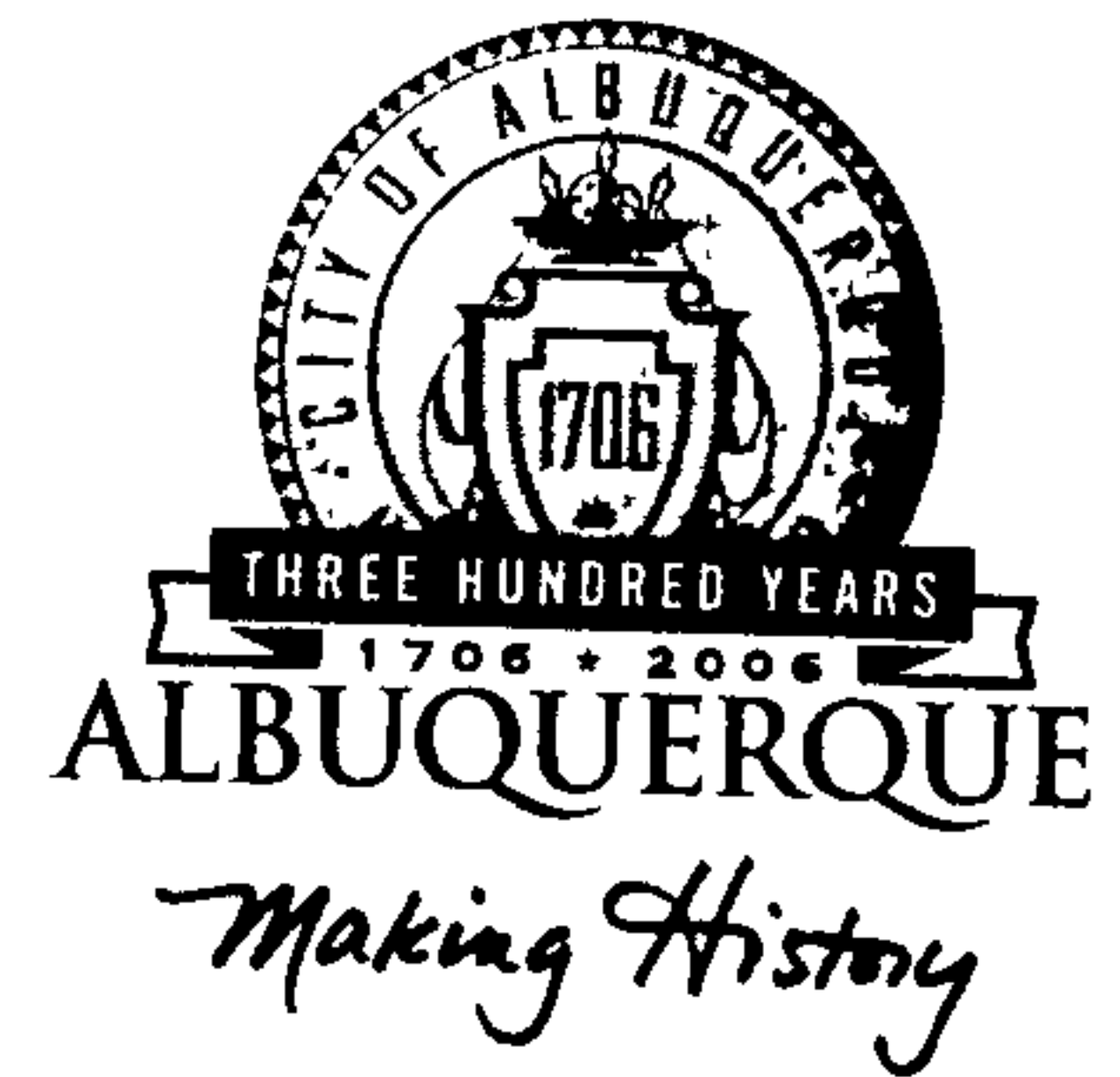
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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

APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002





# CITY OF ALBUQUERQUE



September 17, 2004

David Harrison, P.E.  
GND Consulting Engineers  
5641 Paradise Blvd. NW  
Albuquerque, NM 87114

**Re: 136 55<sup>th</sup> Street 4-Plex, Grading and Drainage Plan  
Engineer's Stamp dated 9-10-04 (K11-D70)**

Dear Mr. Harrison,

Based upon the information provided in your submittal received 9-14-04, 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. Before applying for Certificate of Occupancy, a copy of the cross lot drainage and access easement must be provided to this office for our files. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

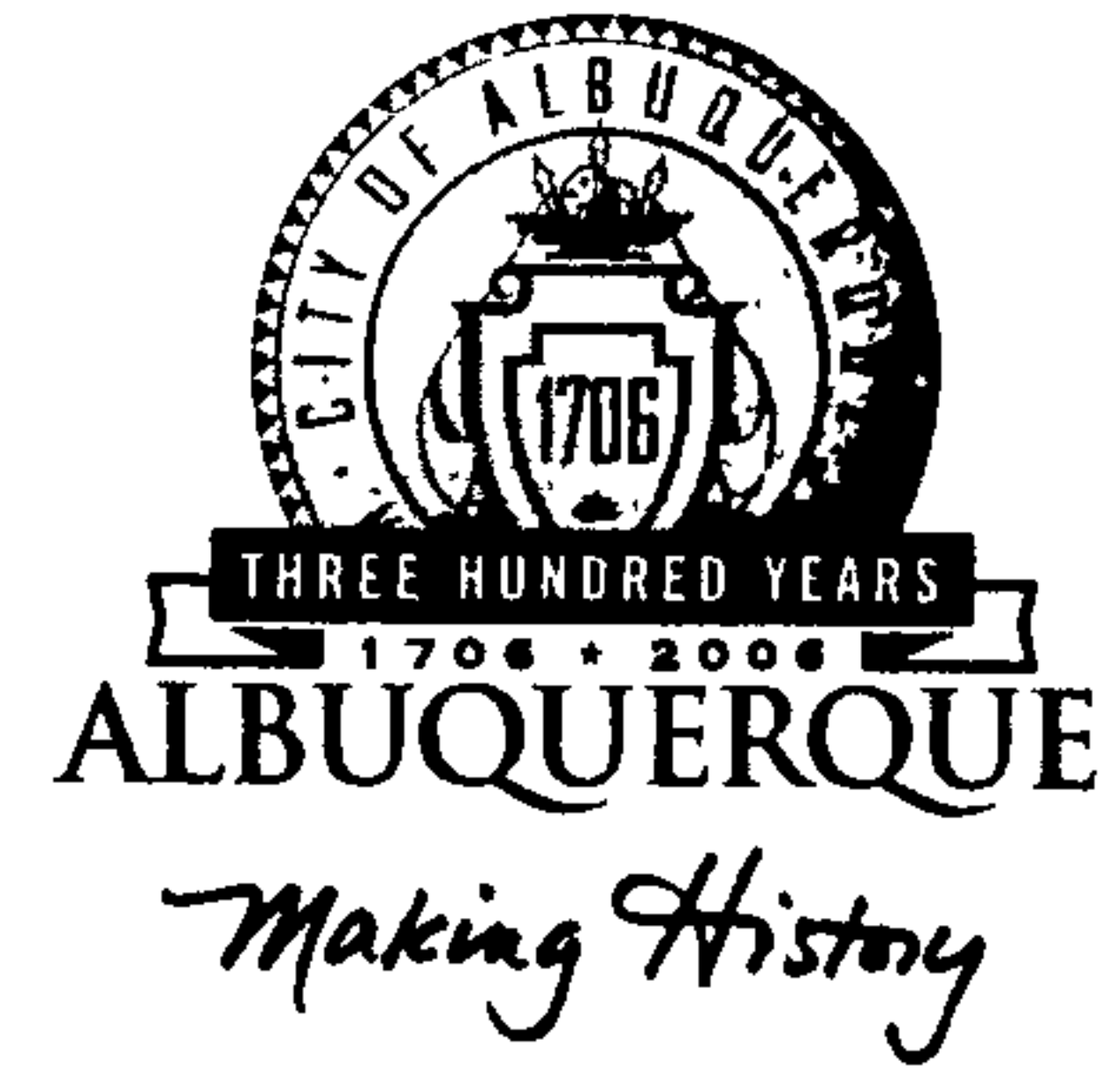
If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

C: File

# CITY OF ALBUQUERQUE



September 17, 2004

David Harrison, P.E.  
GND Consulting Engineers  
5641 Paradise Blvd. NW  
Albuquerque, NM 87114

**Re: 136 55<sup>th</sup> Street Four-Plex, Traffic Circulation Layout**  
**Engineer's Stamp dated 9-10-04 (K11-D20)**

Dear Mr. Harrison,

Based upon the information provided in your submittal received 9-14-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Please refer to all applicable city standards.
2. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

P.O. Box 1293

Albuquerque

New Mexico 87103

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

C: file

K-11/D70

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

PROJECT TITLE: \_\_\_\_\_ ZONE MAP/DRG. FILE #: \_\_\_\_\_  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_  
CITY ADDRESS: 136 55TH BW

ENGINEERING FIRM: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: S.T. PRICE  
ADDRESS: 3700 COORS NW STE  
CITY, STATE: \_\_\_\_\_

CONTACT: SOSNAW  
PHONE: 345 3850  
ZIP CODE: 87120

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☒ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

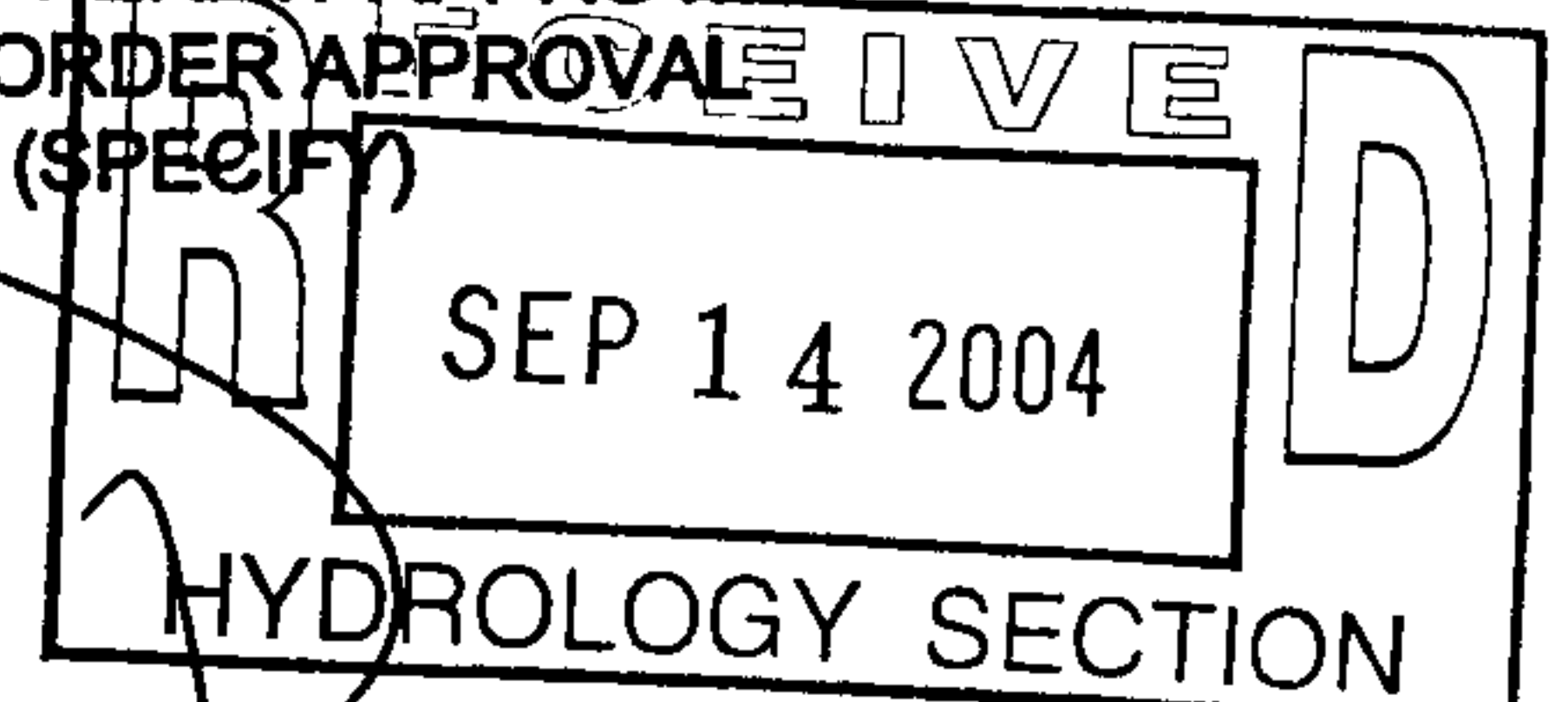
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 9/14/04 BY: [Signature]



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

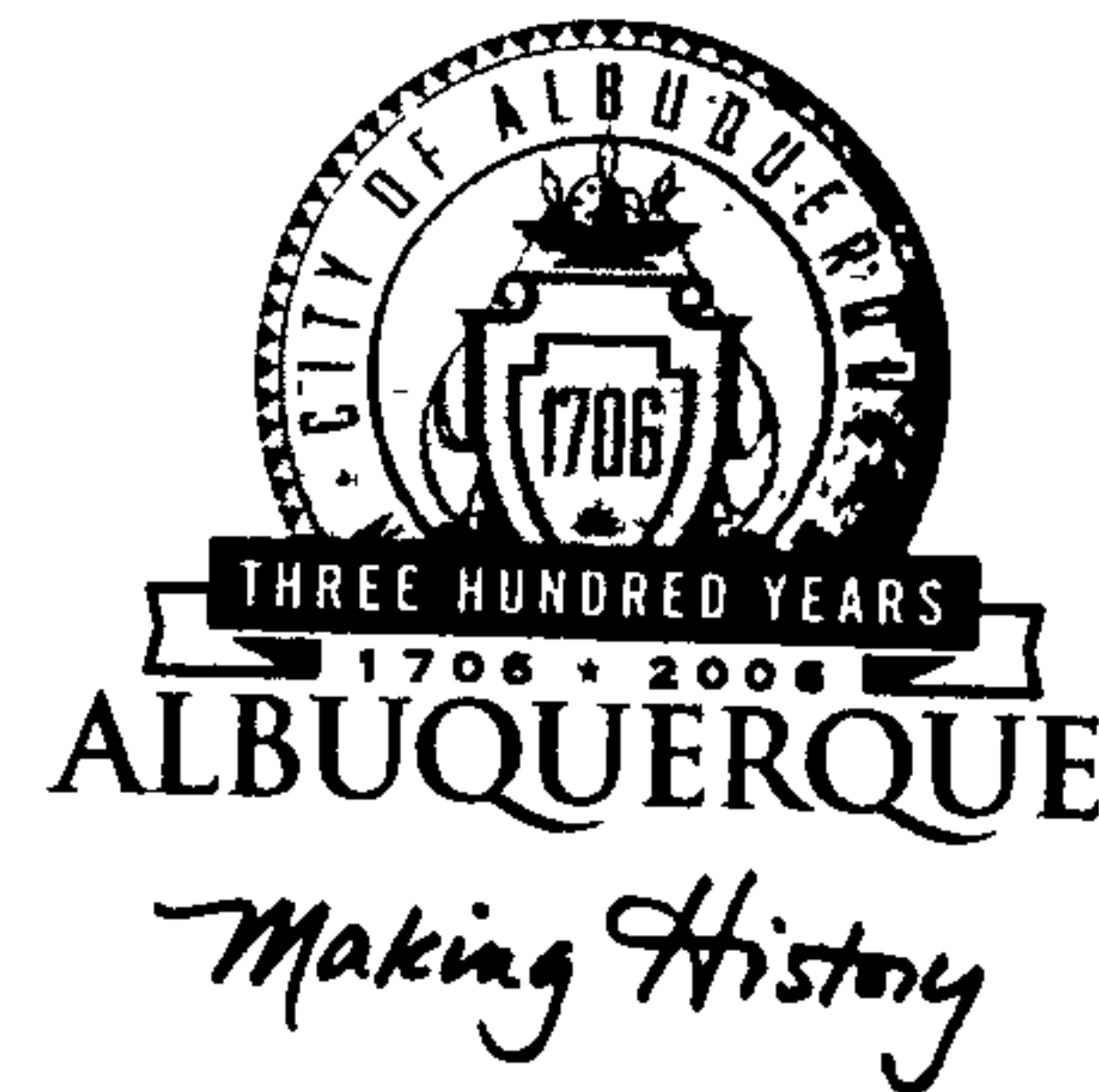
1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for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



2011-12

Define and cut standard

# CITY OF ALBUQUERQUE



September 17, 2004

David Harrison, P.E.  
GND Consulting Engineers  
5641 Paradise Blvd. NW  
Albuquerque, NM 87114

Re: 136 55<sup>th</sup> Street 4-Plex, Traffic Circulation Layout  
Engineer's Stamp dated 9-10-04 (K11-D70)

Dear Mr. Harrison,

The TCL submittal received 9-14-04 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan will be needed for each of the building permit plans. Please keep the original to be used for certification of the site for final C.O. for Transportation.

If a temporary CO is needed, a copy of the original TCL that was stamped as approved by the City will be needed. This plan must include a statement that identifies the outstanding items that need to be constructed or the items that have not been built in "substantial compliance," as well as the signed and dated stamp of a NM registered architect or engineer. Submit this TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

When the site is completed and a final C.O. is requested, use the original City stamped approved TCL for certification. A NM registered architect or engineer must stamp, sign, and date the certification TCL along with indicating that the development was built in "substantial compliance" with the TCL. Submit this certification TCL with a completed Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

Once verification of certification is completed and approved, notification will be made to Building Safety to issue Final C.O. To confirm that a final C.O. has been issued, call Building Safety at 924-3306.

Sincerely,

Kristal D. Metro  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file

P.O. Box 1293

Albuquerque

New Mexico 87103

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

K-11/070

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 136 55<sup>th</sup> St 4 Plex ZONE MAP/DRG. FILE #: K-11  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

## LEGAL DESCRIPTION:

CITY ADDRESS: 136 55 TH STREET SW

ENGINEERING FIRM: GND  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

OWNER: MARIE & PAUL DIMAS  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

ARCHITECT: ST. PRICE  
 ADDRESS: 3700 COORS NW STE. E  
 CITY, STATE: KLB.

CONTACT: SUSAN  
 PHONE: 345.3850  
 ZIP CODE: 87120

SURVEYOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

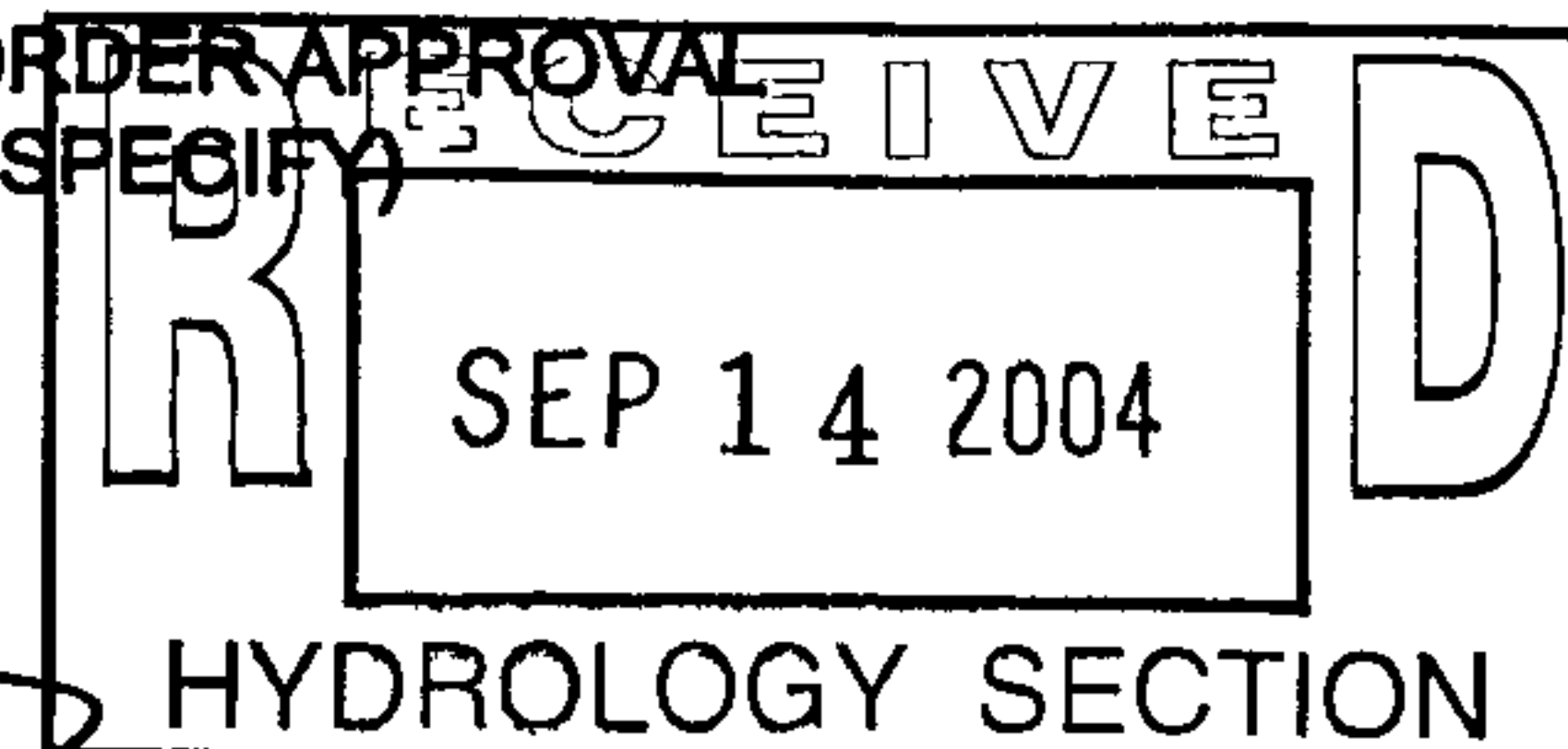
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, *REQUIRES TCL or equal*  
☒ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES  
☐ NO  
☐ COPY PROVIDED

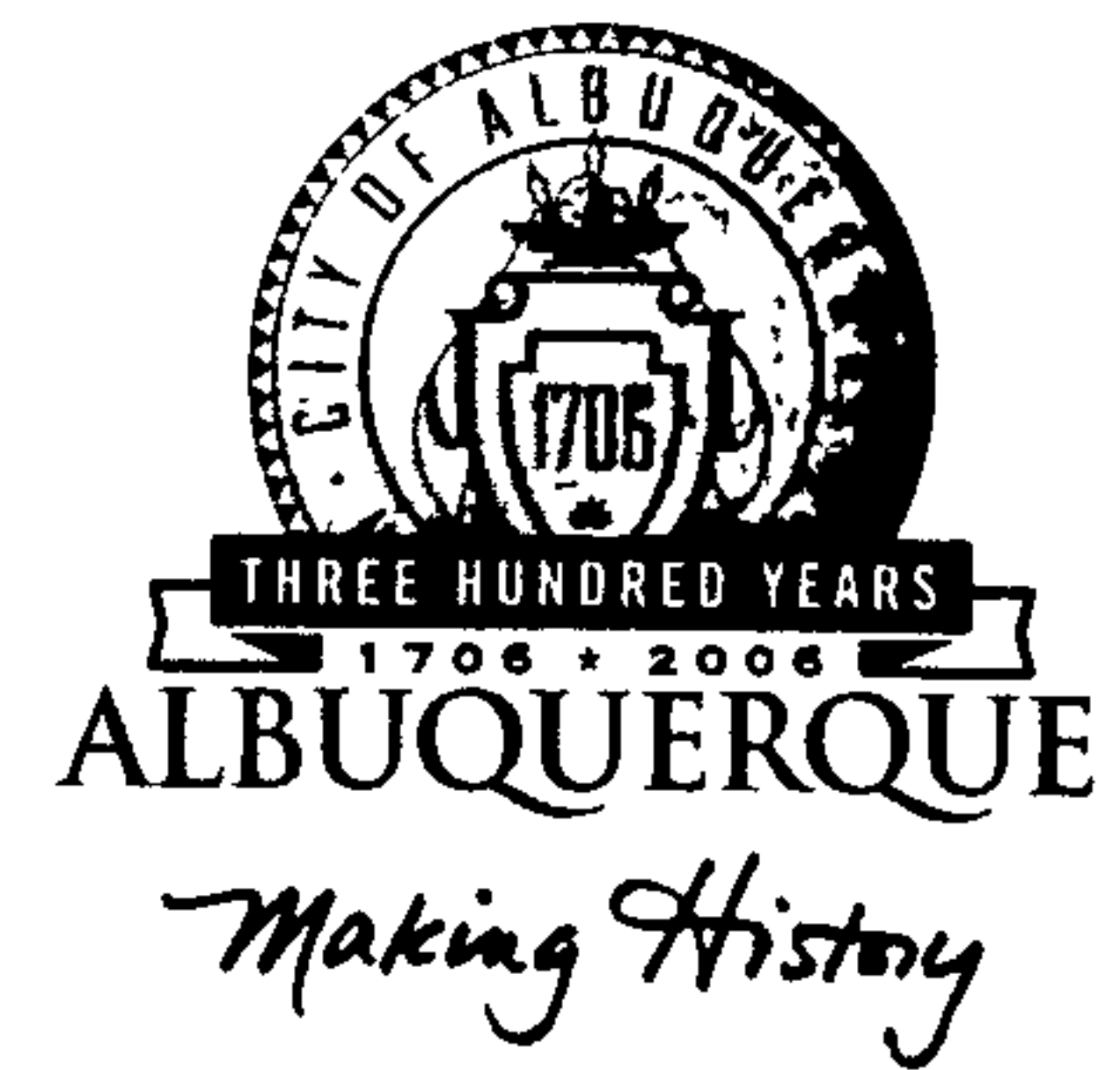
DATE SUBMITTED: 9/14/04 BY: Susan Tk

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

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



# CITY OF ALBUQUERQUE



August 6, 2004

David Harrison, P.E.  
GND Consulting Engineers  
5641 Paradise Blvd. NW  
Albuquerque, NM 87114

**Re: 136 55<sup>th</sup> Street Four-Plex, Traffic Circulation Layout**  
**Engineer's Stamp dated 8-06-04 (K11-D20)**

Dear Mr. Harrison,

Based upon the information provided in your submittal received 8-06-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Get zoning's approval for the width of the internal sidewalk.
2. Please refer to all applicable city standards.
3. Please include two copies of the traffic circulation layout at the next submittal.
4. Please show the location of the nearest driveway on the adjacent lot.
5. Remove all drainage references.
6. Indicate new versus existing drivepads.
7. List the number of parking spaces required by the zoning code as well as the proposed number of parking spaces.
8. State whether the sidewalk is existing or proposed, and call out the width.
9. A five-foot keyway is required for deadend parking aisles.
10. Do these lots have a cross lot access easement? If not, an easement should be filed, or each lot will require a barrier to prevent crossing. Each barrier would also require a 5-foot keyway.
11. Parking spaces must be a minimum of 8.5 feet in width.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

PROJECT TITLE: 136 55TH STREET 4-PLEX ZONE MAP/DRG. FILE #: K-11/D70  
DRB #: N/A EPC#: N/A WORK ORDER#: N/A

LEGAL DESCRIPTION: LOTS 2, 3, & 4 BLOCK 1 OF MAYFLOWER HEIGHTS PLAT FILED 4-16-1945  
CITY ADDRESS: 136 55TH STREET

ENGINEERING FIRM: GND  
ADDRESS: 5641 PARADISE BLVD  
CITY, STATE: ABQ, NM

CONTACT: DAVID HARRISON  
PHONE: 899-6182  
ZIP CODE: 87114

OWNER:  
ADDRESS:  
CITY, STATE:

CONTACT:  
PHONE:  
ZIP CODE:

ARCHITECT: S.T. PRICE & COMPANY  
ADDRESS: 3700 COORS BLVD, NW SUITE F  
CITY, STATE: ABQ, NM

CONTACT: SUSAN PRICE  
PHONE: 345-3850  
ZIP CODE: 87120

SURVEYOR: WAYTOM SURVEYING CO  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ABQ, NM

CONTACT:  
PHONE: 255-2052  
ZIP CODE: 87108

CONTRACTOR:  
ADDRESS:  
CITY, STATE:

CONTACT:  
PHONE:  
ZIP CODE:

## CHECK TYPE OF SUBMITTAL:

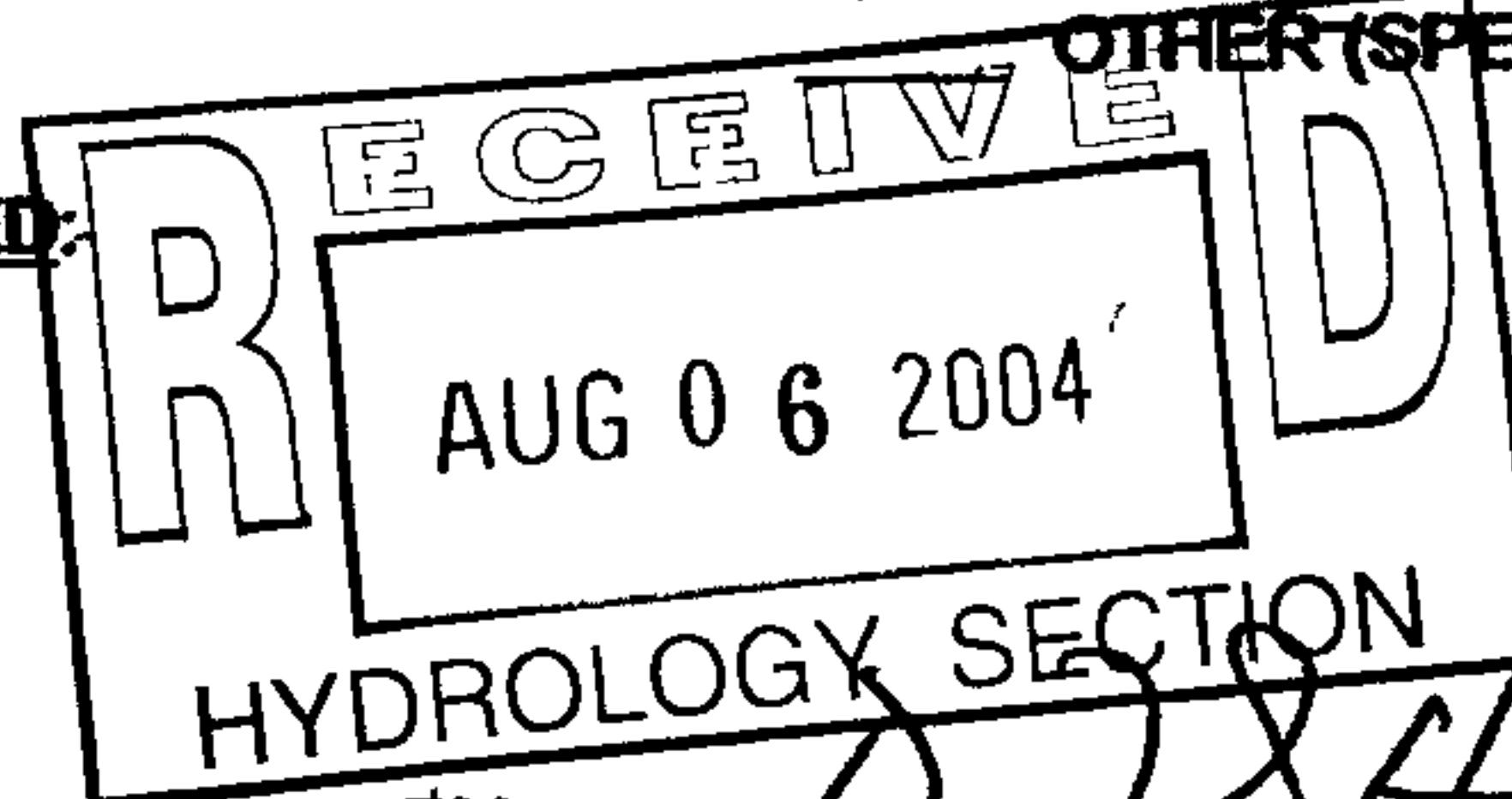
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEER'S CERTIFICATION (TCL)
- ☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

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

## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED



DATE SUBMITTED: 8-6-04

BY: [Signature]

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

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

APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 10, 2002

2 copies of TCC

8.5' width of sidewalk needed

Cross lot access easement?

or, barriers between lots

- would need keyways for this  
- suggest ~~2' easement~~ easement

Coordinate new vs. exist driveways

Width of interior sidewalk - check w/ zoning

Is sidewalk existing? What is the width?

Nearest driveway on adjacent lots

Remove drainage references

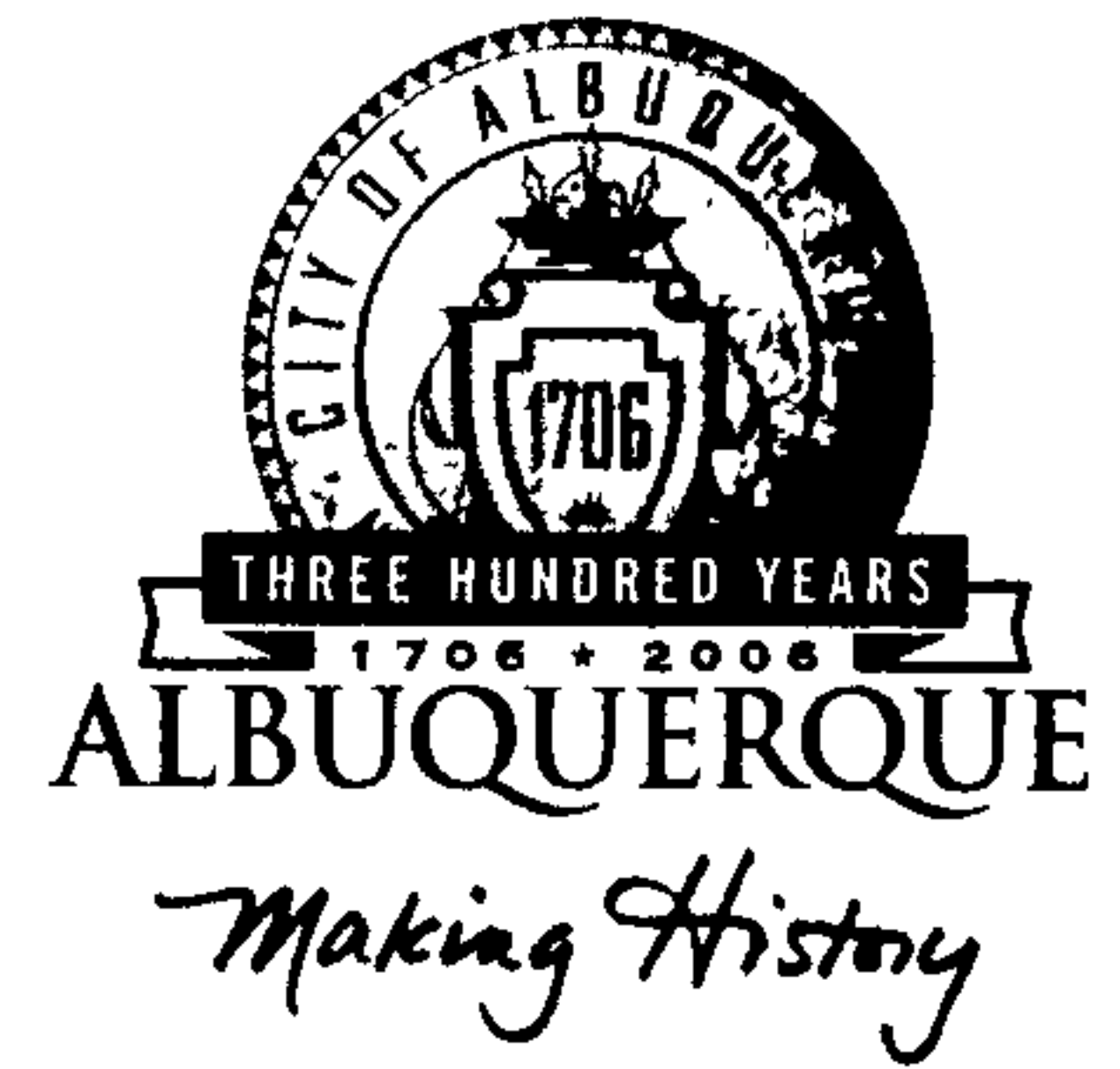
Parking Calcs.

- how did you calc # spaces needed?

Ref to appropriate standard



# CITY OF ALBUQUERQUE



August 10, 2004

David Harrison, P.E.  
GND Consulting Engineers  
5641 Paradise Blvd. NW  
Albuquerque, NM 87114

**Re: 136 55<sup>th</sup> Street 4-Plex, Grading and Drainage Plan**  
**Engineer's Stamp dated 7-22-04 (K11-D70)**

Dear Mr. Harrison,

Based upon the information provided in your submittal received 7-22-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

1. Does the flow cross the lot lines? If so, a cross lot drainage easement will be needed.
2. I am not sure why you are ponding the backyard, since you appear to have enough slope for discharge from the site. However, if you plan to pond this area, please size the backyard ponds for the 100-year, 10-day volume and provide the water surface elevation. The FP should be a minimum of 6 inches above this.

If you have any questions, you can contact me at 924-3986.

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

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

C: File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(REV. 7-30-02)

PROJECT TITLE: 136 55TH STREET 4-PLEX ZONE MAP/DRG. FILE #: K-11/0070  
DRB #: NA EPC#: NA WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOTS 2, 3, & 4 BLOCK 1 OF MAYFLOWER HEIGHTS PLAT FILED 4-16-1945  
CITY ADDRESS: 136 55TH STREET

ENGINEERING FIRM: GND  
ADDRESS: 5641 PARADISE BLVD  
CITY, STATE: ABQ, NM

CONTACT: DAVID HARRISON  
PHONE: 899-6182  
ZIP CODE: 87114

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: S.T. PRICE & COMPANY  
ADDRESS: 3700 COORS BLVD. NW SUITE E  
CITY, STATE: ABQ, NM

CONTACT: SUSAN PRICE  
PHONE: 345-3850  
ZIP CODE: 87120

SURVEYOR: WAYTOWN SURVEYING CO.  
ADDRESS: 330 LOUISIANA BLVD NE  
CITY, STATE: ABQ, NM

CONTACT: \_\_\_\_\_  
PHONE: 255-2052  
ZIP CODE: 87109

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:  
☒ DRAINAGE REPORT  
☒ DRAINAGE PLAN *1st Submittal*  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

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

WAS A PRE-DESIGN CONFERENCE ATTENDED: David Harrison Stamp date 7/22/04  
☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 7-22-04 BY: David Harrison

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

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APPROVED BY THE TECHNICAL SUBCOMMITTEE ON 5/15/02 w/DP Exec. Committee revisions of June 5, 2002, July 18, 2002

