

### 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:

P.O. Box 1293

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.

Albuquerque

www.cabq.gov

New Mexico 87103

Wilo E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

Development and Building Services

Planning Department

c: Engineer
Hydrology file
CO Clerk

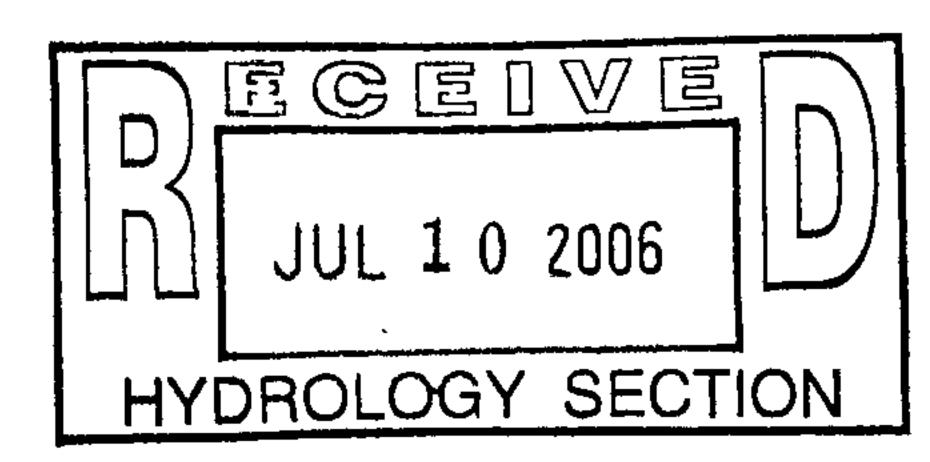
Albuquerque - Making History 1706-2006

DRAINAGE AND TRANSPORTATION II (REV. 7-30-02)	NFORMATION SHEET  ALEX  ONE STEET  ONE STEET
PROJECT TITLE: 160 F 16 DD A WAR EPC# NA WAR WAR WAR AND THE TOTAL WAR AND THE POST OF THE	ONE MAP/DRG. FILE #:/ VORK ORDER#:/ N /A  AAY FLOWEL HEIGHTS RAT FINED
CITY ADDRESS: 126 & 128 53th Street  ENGINEERING FIRM	CONTACT: DAVID HARRISON PHONE: 579-6182
ADDRESS: 5643 PARADISE BLUD CITY, STATE: ABO N.H. 87114	PHONE: 879-6/82  ZIP CODE: 871/4  CONTACT:
OWNER:  ADDRESS:  CITY, STATE:  ARCHITECT: S.T. PRICE & COMPANY	PHONE: ZIP CODE:
ARCHITECT: 2.1. RICE CONCANA SOUTE SADDRESS: 8700 COORS BLYD NEW SOUTE CITY, STATE: ABO NH 67/20	E PHONE: 345-3850 ZIP CODE: 87/20
SURVEYOR: ADDRESS CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CONTRACTOR:  ADDRESS:  CITY, STATE:	CONTACT: PHONE: ZIP CODE:
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	TYPE OF APPROVAL SOUGHT: SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUBTD. 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: DOX	Stant_

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

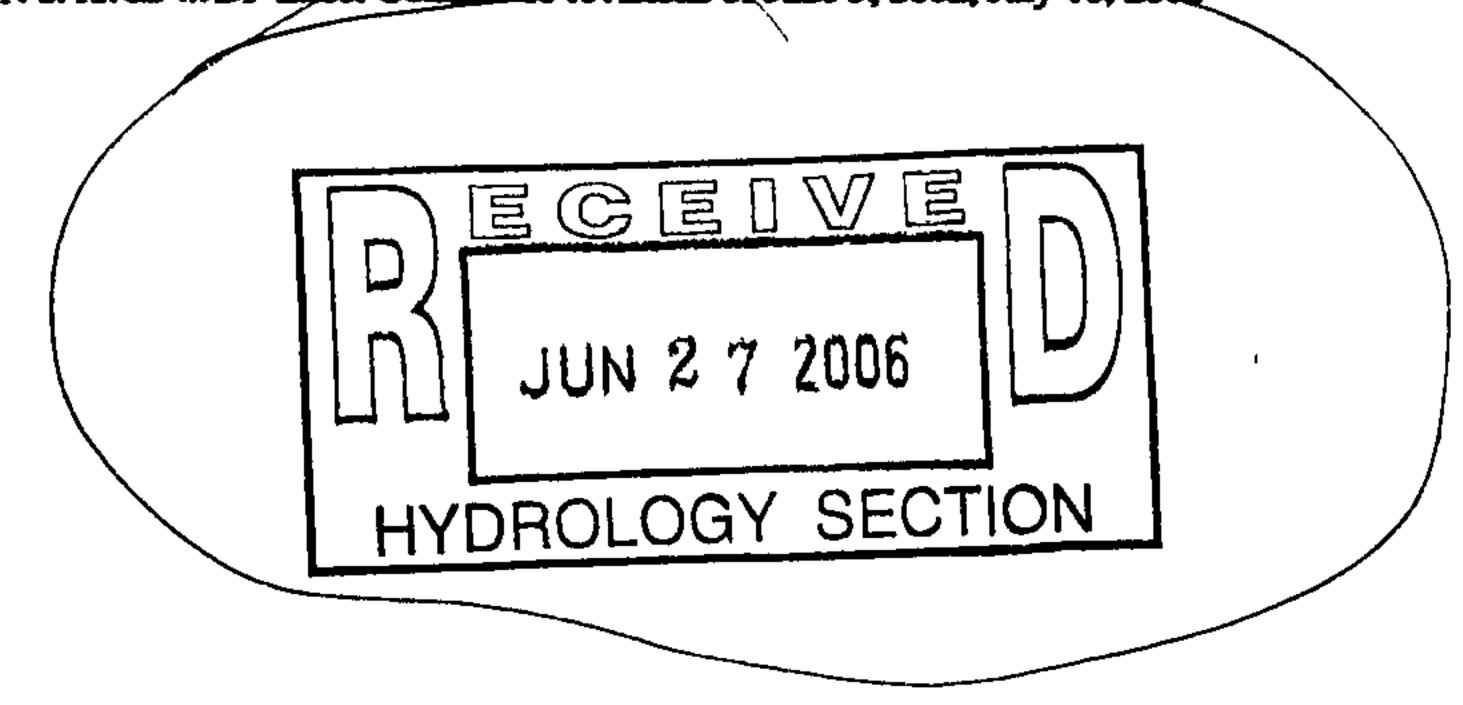


DRAINAGE AND TRANSPORTAT	ION INFORMATION SHEET , _
10/ 110 (REV. 7-30	
1003 20	60009
$5^{\mathbf{V}}$	17518/B/E/Y) :
PROJECT TITLE: 436 55 TH SMEET 4-PLEX	ZONE WAP/DRG. FILE #: K-11 D70
ORB #: EPC#:	WORK ORDER#:/A
EGAL DESCRIPTION: LOT 2 ANO 3 BLOCK 1 OF	MAY FLOWIST HEIGHTS PLAT FILED 4-16-19
TY ADDRESS:	
NGINEERING FIRM: GNO, LLC	CONTACT: DAVID HARRISAN
ADDRESS: STA 43 PARA-013E BLUD	PHONE: 899-6182
CITY, STATE: ABQ, NM 87114	ZIP CODE: 87 // 4
$\mathbf{p}_{n}$	PAUL
WNER: PAUL DIMAS	CONTACT:
ADDRESS: 5004/2 Is leta.	PHONE: 977-066
CITY, STATE: Aig Nin	ZIP CODE: 0 / 8-1105
RCHITECT: S.T. PRIZE & COMPANY	CONTACT: SUSAN PMILE
ADDRESS: 3700 COORS BLVD, NW SUITE	
CITY, STATE: ABQ NM 87/20	ZIP CODE: 87/20
URVEYOR:	CONTACT:
ADDRESS	PHONE:
CITY, STATE:	ZIP CODE:
ONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
· · · · · · · · · · · · · · · · · · ·	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN	SIA / FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL
CONCEPTUAL GRADING & DRAINAGE PLAN	S. DEV. PLAN FOR SUBTO. APPROVAL
GRADING PLAN	S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
EROSION CONTROL PLAN	SECTOR PLAN APPROVAL
ENGINEER'S CERTIFICATION (HYDROLOGY)	FINAL PLAT APPROVAL
CLOMR/LOMR	FOUNDATION PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT (TCL)	BUILDING PERMIT APPROVAL
ENGINEERS CERTIFICATION (TCL)	CERTIFICATE OF OCCUPANCY (PERM.)
ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)OTHER	CERTIFICATE OF OCCUPANCY (TEMP.)
	GRADING PERMIT APPROVAL  PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
	OTHER (SPECIFY) FOUL
S A PRE-DESIGN CONFERENCE ATTENDED:	Jerba 6/2019
YES	YEV DIVOL DILL
	$MV : \mathcal{L}WV$
COPY PROVIDED	2/)~~/
	DS Humm
TE SUBMITTED: 6/22/06 BY:	UKS MUNTER

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  acres and Sector Plans.
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  acres.
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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





### Planning Department Transportation Development Services Section

June 28, 2006

David Harrision, 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

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.

Albuquerque

New Mexico 87103

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

www.cabq.gov

Mila E. Salgado-Fernandez, P.E.

Senior Traffic Engineer

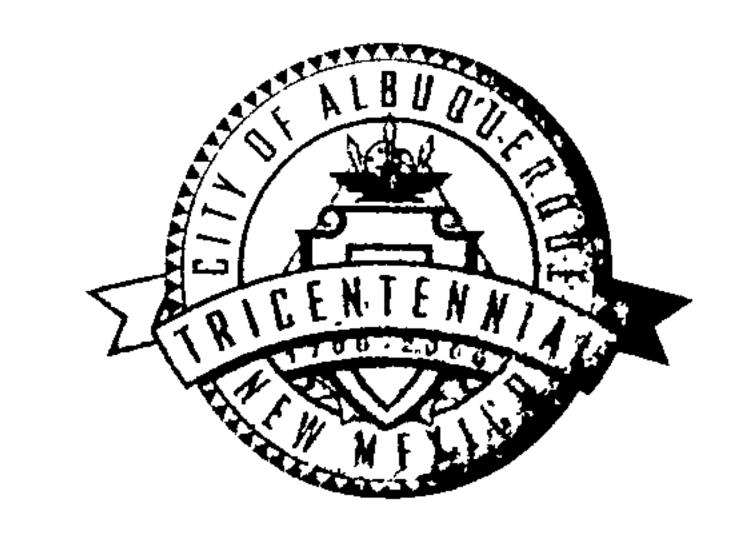
Development and Building Services

Planning Department

C:

Sincerely

Engineer
Hydrology file
CO Clerk



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

P.O. Box 1293

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.

Albuquerque

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

New Mexico 87103

www.cabq.gov

Sincerely, Orlene V. Portello

Arlene V. Portillo

Plan Checker, Planning Dept. - Hydrology

Development and Building Services

C:

C.O. Clerk

File

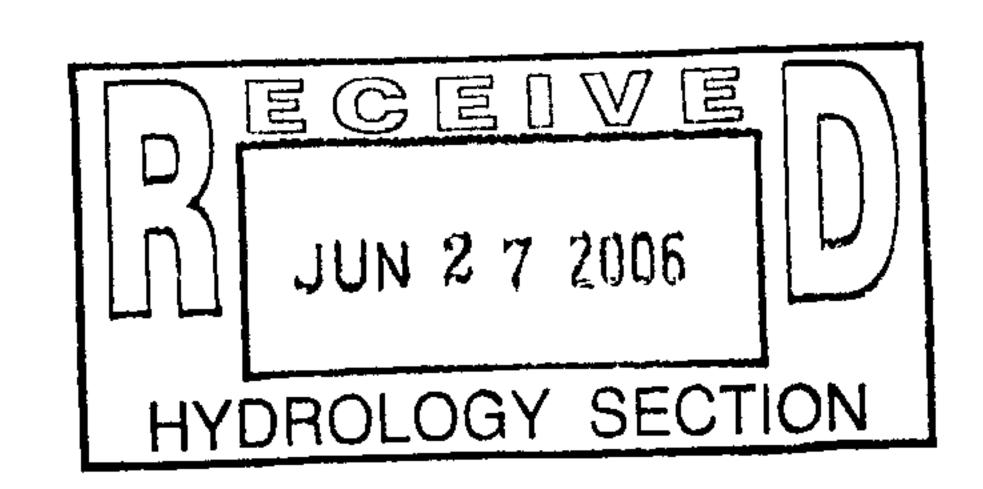
### DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV. 7-30-02)

	384
ROJECT TITLE: 136 55 174 STREET 4-PLEXS	ZONE MAP/DRG. FILE #:K-1/D70
RB #:EPC#:EPC#:	WORK ORDER#:N/A
GAL DESCRIPTION: 407 Z ANO 3 BYOCK 1 OF MATY ADDRESS: 26 F 28 55 57 Y W	YFLOWIER HEIGHTS PLAT FILED 4-16-19
GINEERING FIRM: GNO, LLC	CONTACT: DAVID HAMITAN
ADDRESS: SK 43 PANA-013E BLUD	PHONE: 899-6182
CITY, STATE: ABO, NM 87/14	_ ZIP CODE:
NER: PAUL DIMMS	CONTACT: PAUL
ADDRESS: 5004/2 T3 le ter.	PHONE: 0-17-0666
CITY, STATE: AIM NIM	ZIP CODE: 0 9-1105
CHITECT: S.T. PRIZE & Company	CONTACT: SUSAN PMILE
ADDRESS: 3700 COORS BLVD, NW SUITE E	PHONE: 345-3850
CITY, STATE: ABQ, NM 87/20	ZIP CODE: 87/20
RVEYOR:	CONTACT:
ADDRESS	PHONE:
CITY, STATE:	ZIP CODE:
VTRACTOR:	CONTACT:
ADDRESS: CITY, STATE:	PHONE: ZIP CODE:
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	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
S A PRE-DESIGN CONFERENCE ATTENDED:  YES  NO COPY PROVIDED	OTHER (SPECIFY)  Hamm

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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





### Planning Department Transportation Development Services Section

January 26, 2005

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

Certification Submittal for Final Building Certificate of Occupancy for BL(g + 14-Plex, [K-11/D70]Re:

136 55th Street

Engineer's Stamp Dated 01/26/05

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

New Mexico 87103

Nilo E. Salgado-Fernandez, P.E.

Senior Traffic/Engineer

Development and Building Services

www.cabq.gov Planning Department

C:

Engineer -Hydrology file

K-11/D70

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

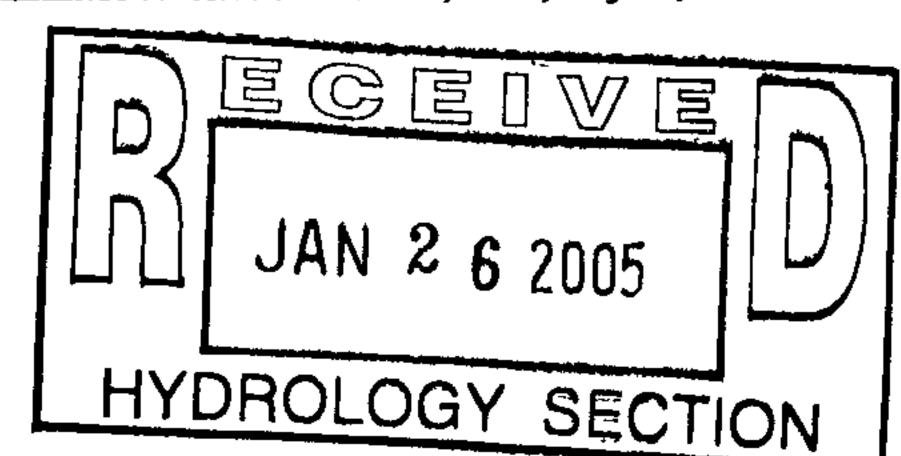
(REV. 7-30-02)

PROJECT TITLE: 136 55 TH STYLET 4-PLEX DRB#: N/A EPC#: N/A	ZONE MAP/DRG. FILE #:
LEGAL DESCRIPTION: LOT 4 BLOCK 1 OF MAY	IFLOWER HEIGHTS PLATFILED 4-16-19
ENGINEERING FIRM: GND, LLC	CONTACT: DAVID HANDISON
ADDRESS: 5E41 PARAPISE BLUD.	PHONE: 879-6/82
CITY, STATE: <u>ABQ, NM 87114</u>	ZIP CODE: 67/4
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT: 5.T PRICE # 10-11-11-11	CONTACT: SUSAN PRICE
ARCHITECT: 5.T PRICE & langary ADDRESS: 3700 COORS BLUD, NW SUITE E	PHONE: 345-3850
CITY, STATE: ABQ, NM	ZIP CODE: 637/20
SURVEYOR:	CONTACT:
ADDRESS	PHONE:
CITY, STATE:	ZIP CODE:
	CONTACT.
CONTRACTOR:	CONTACT:
ADDRESS:CITY, STATE:	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: 1/24/05 BY:	De Hanney

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 10, 2002





CONSULTING ENGINEERS

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

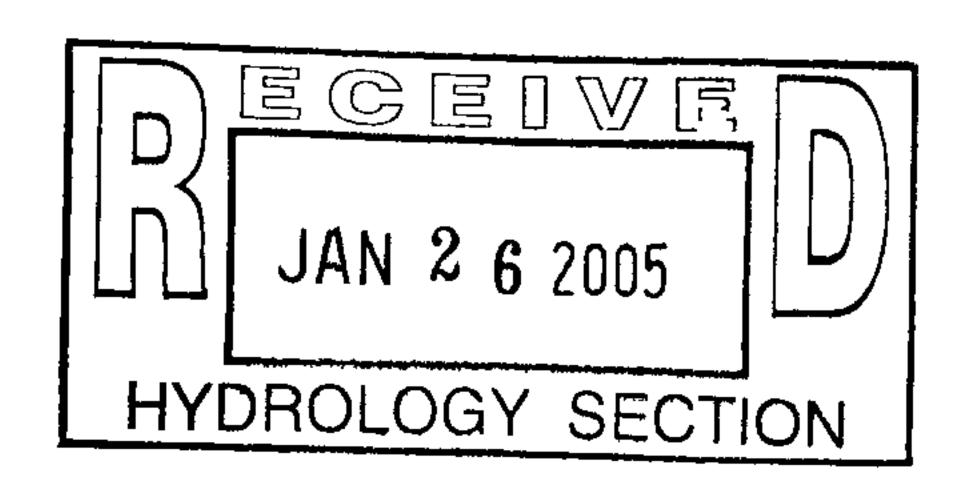
I, <u>DAVID S. HARRISON</u>, NMPE <u>14704</u>, OF THE FIRM <u>GND</u>, <u>LLC</u>, HEREBY CERTIFY THAT I PERSONALLY VISITED THE PROJECT SITE ON <u>1-21-05</u> AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE PROJECT WAS CONSTRUCTION IN SUBTANTIAL COMPLIANCE WITH AND WILL FUNCTION IN ACCORDANCE WITH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

DAVID S, HARRISON, NMPE 14704

DATE

1-24-05







January 27, 2005

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

Re: 136 55th 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

New Mexico 87103

Kristal D. Metro

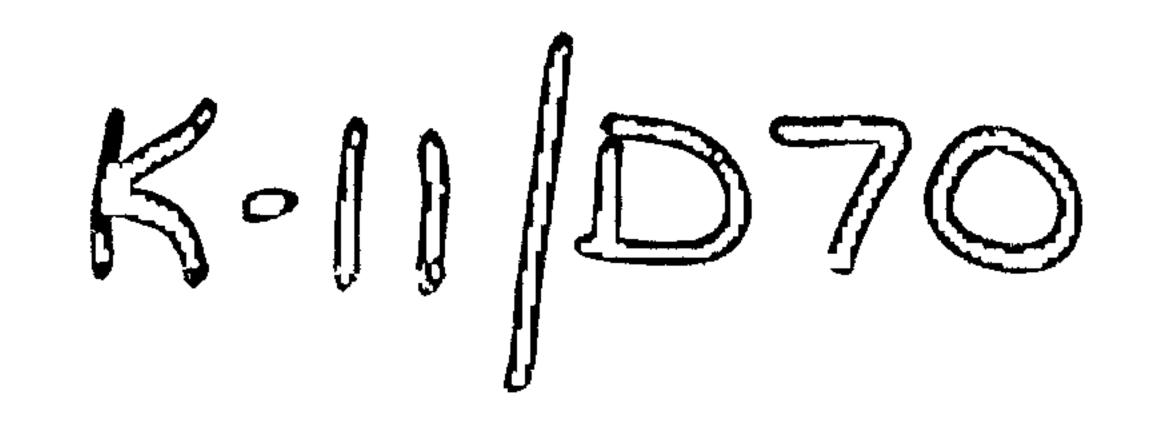
Sincerely,

Engineering Associate, Planning Dept. Development and Building Services

www.cabq.gov

C: Phyllis Villanueva

file



#### 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 55th 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:

Parilling

Mayflower Heights Subdivision.

Owner, Lots 2, 3, and 4, Block 1,

STATE OF NEW MEXICO

SS

This instrument was acknowledged before me on the day of MARI , 2004, by Hul + Marie Dimas, Owner, Lots 2, 3, and 4, Block 1, Mayflower Heights Subdivision.

Notary Public

My Commission Expires 10-21-05

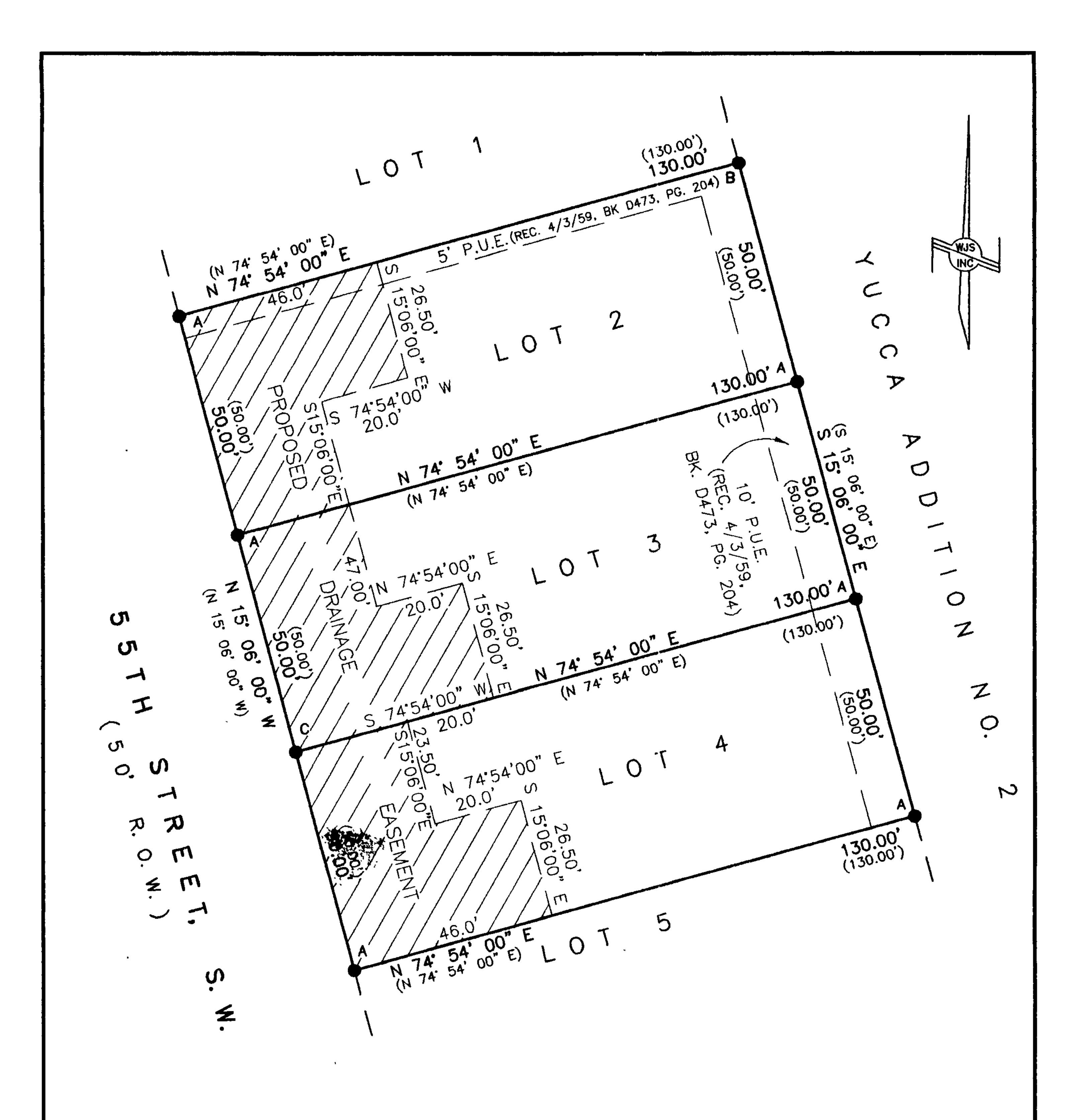
**COUNTY OF BERNALILLO** 

Dage 2

Mary Herrera Sern Co Fost

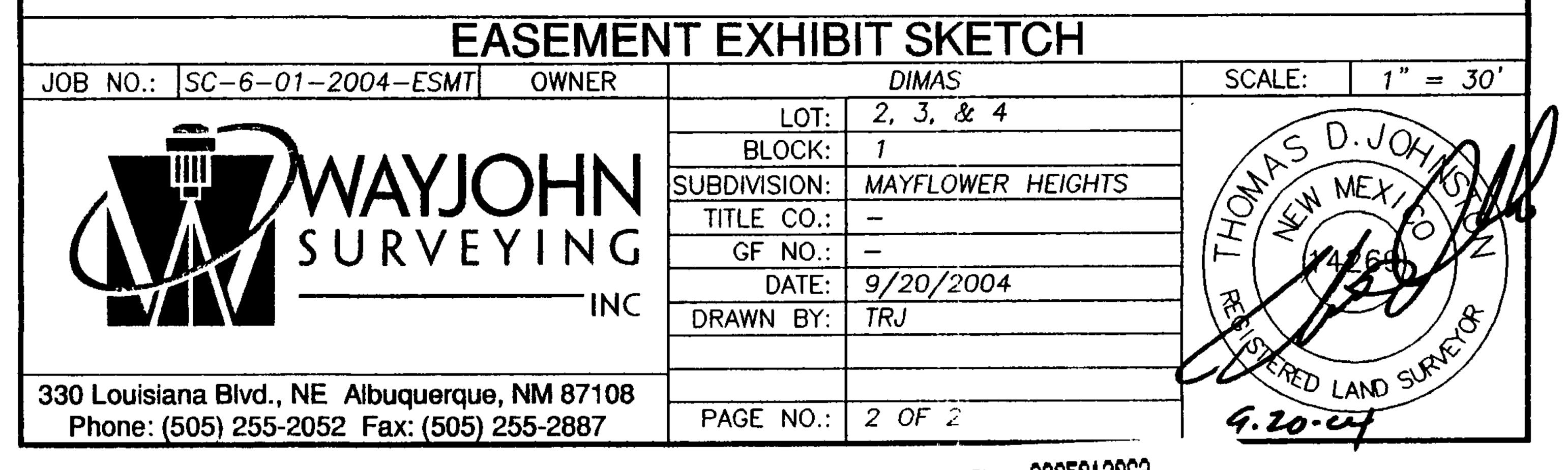
2005013062 6209104 Page: 2 of 3 01/27/2005 01:50P Bk-A91 Pg-3022

o,



- = 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.





2005013062 6209104 Page: 3 of 3 01/27/2005 01:50P Bk-891 Pg-3022

#### PERMANENT EASEMENT

Grant of Permanent Easement, between	en Paul + Marie	DIMMS
("Grantor"), whose address is	50091/ Isleth Blud.	(Su) Alb. Nm 27105, and
Aul + Marie DIMas		("Grantee"), whose address is
50141/2 ISIRTU BIVOL SL	N DID. NM 871	<u>01</u>

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.

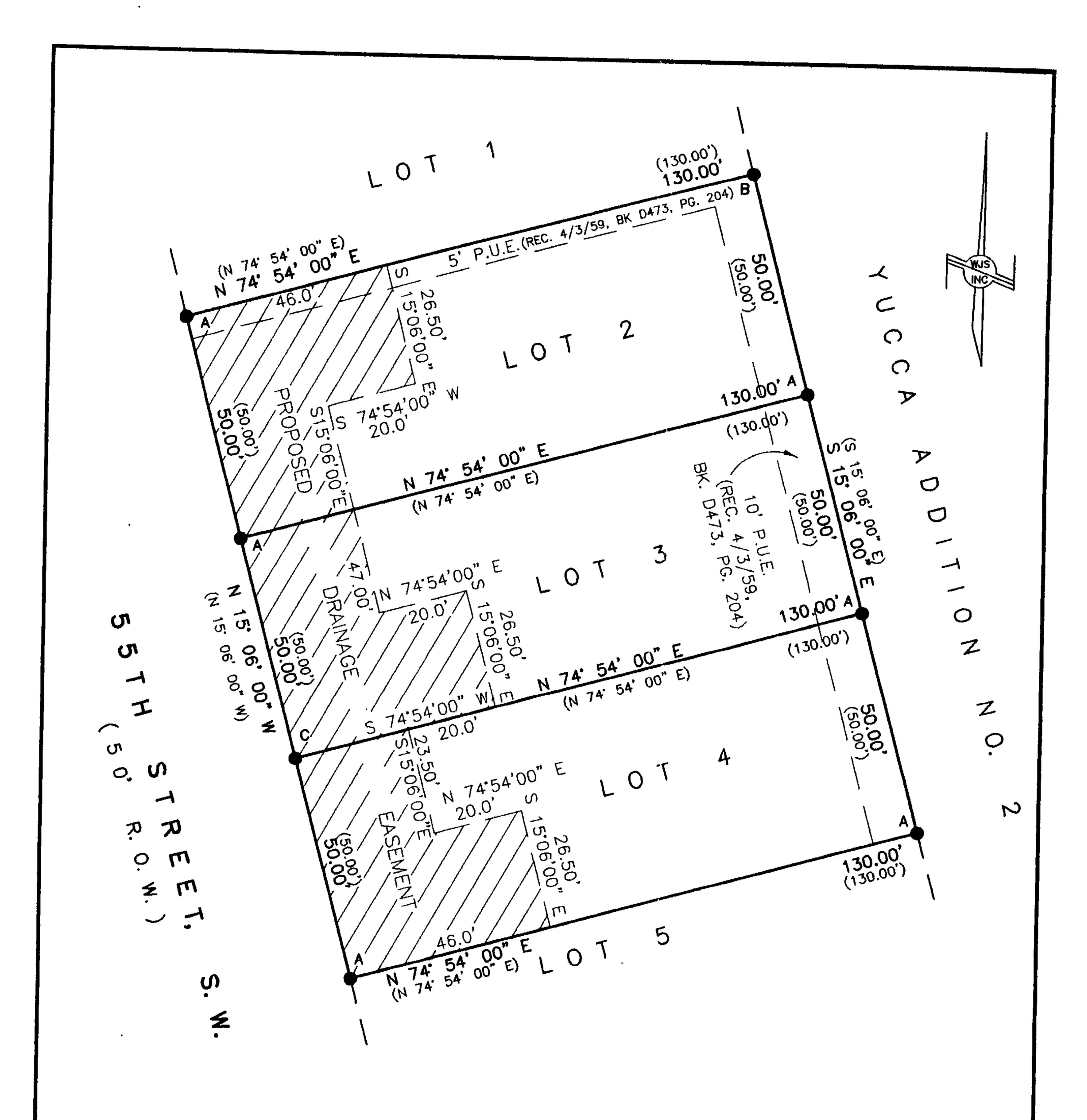
In the event Grantor constructs any improvements ("improvements") within the Easement, the Grantee has the right to enter upon Grantor's property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to 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

2005013063 6209105 Page: 1 of 3 01/27/2005 01:50 8ern. Co. EASE R 13.00 Bk-R91 Pg-3023



MONUMENT FOUND/SET AS NOTED:

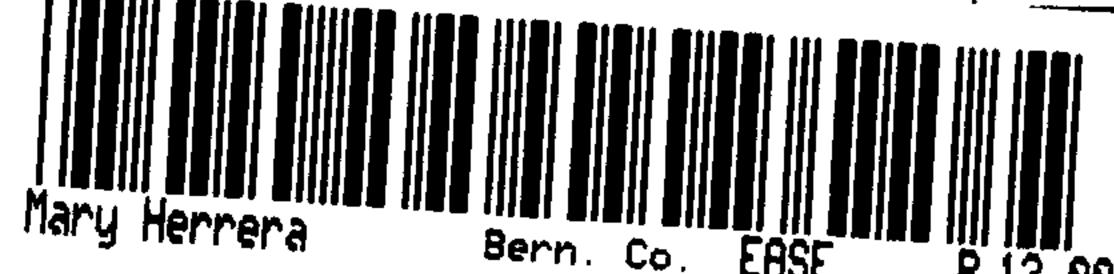
A: SET 1/2" REBAR W/CAP "P.L.S. 14269"

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: = 30'2, 3, & 4 LOT: BLOCK: SUBDIVISION: MAYFLOWER HEIGHTS TITLE CO.: SURVEYING GF NO.: 9/20/2004 DATE: INC DRAWN BY: TRED LAND SURFICE TRJ 330 Louisiana Blvd., NE Albuquerque, NM 87108 Phone: (505) 255-2052 PAGE NO .: | 2 OF 2



2005013063 Page: 3 of 3 01/27/2005 01:50P Bk-A91 Pg-3023

#### EASEMENT DESCRIPTION:

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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 55th 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;

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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;

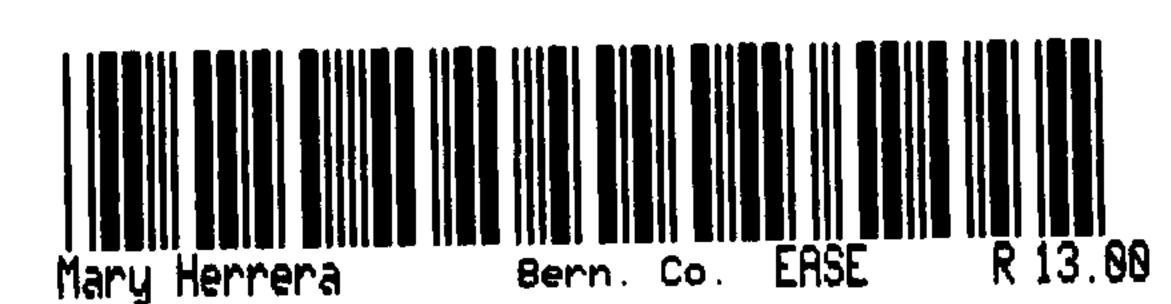
THENCE S 15° 06' 00" E, 26.50 feet to the Southeast corner, being a point on the Southerly boundary of Lot 4, Block 1, Mayflower Heights;

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 55th 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.

beginning and containing 0.1260 acres, more or less.	
GRANTOR:Payllina	
Mayflower Heights Subdivision.	, Owner, Lots 2, 3, and 4, Block 1,
STATE OF NEW MEXICO )	
COUNTY OF BERNALILLO )	
This instrument was acknowledged before me on the Sound of Subdivision.	day of January 2005, 2004, by and 4, Block 1, Mayflower Heights
My Commission Expires 10 2 i / 5	

Page 2



2005013063 6209105 Page: 2 of 3 01/27/2005 01:50P Bk-A91 Pg-3023

### PERMANENT EASEMENT

Grant of Permanent Easement, between <u>Paul + Ma</u>	arie Duas.
("Grantor"), whose address is 5004 1/2 75)ex	
Hauk + Marie i) imus	("Grantee"), whose address is
50091/2 Zslera Brid Sw ALD. 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

6209106 Page: Mary Herrera

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 55th 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 55th 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.

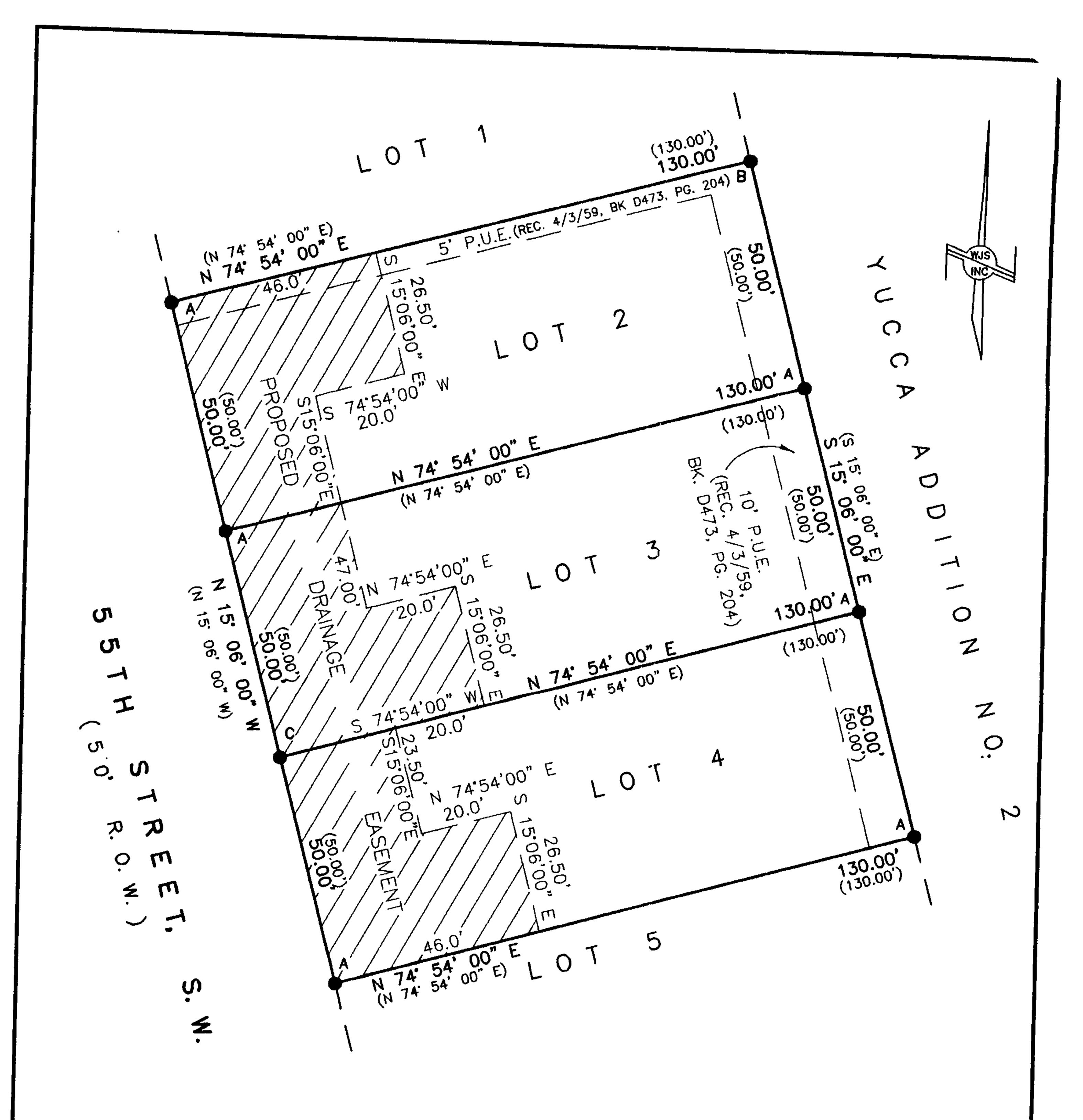
beginning and containing of 1200 acres, more or less.	
GRANTOR: Paul Ulin	
Martiner Heighte Subdivision	, Owner, Lots 2, 3, and 4, Block 1,
Mayflower Heights Subdivision.	, Overier, Lots 2, 3, and 4, Diock 1,
STATE OF NEW MEXICO )	•
COUNTY OF BERNALILLO )	
	1
This instrument was acknowledged before me on the Third instrument was acknowledged by the Third instrum	_day of _ONOPU, 2004, by and 4, Block 1, Mayflower Heights
	$\frac{1}{a}$
My Commission Expires 10/21/05	

Page 2



2005013064 6209106 Page: 2 of 3 01/27/2005 01:50P Bk-891 Pg-3024

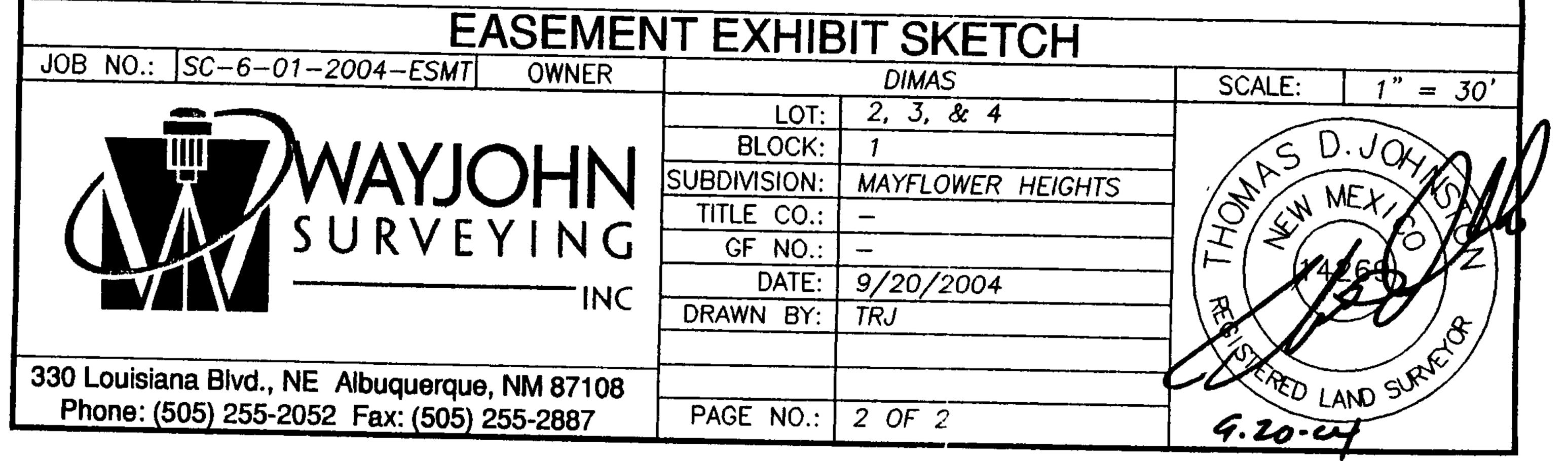
÷



- = 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

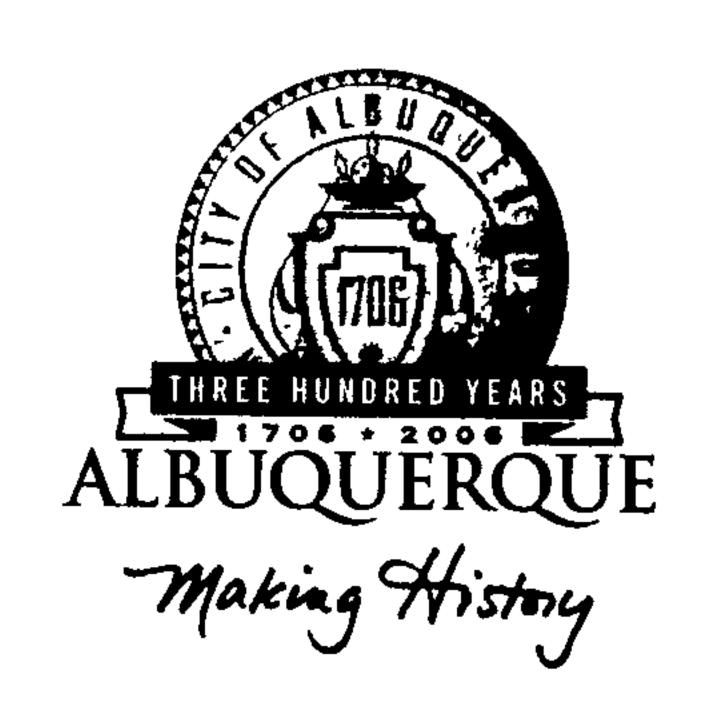
NOTE:

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.





2005013064 e209106 Page: 3 of 3 01/27/2005 01:50P



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

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 55 TH STOVET 4-PLEX  DRB#: 11/A EPC#: N/A	ZONE MAP/DRG. FILE #:K-//
	WORK ORDER#:
LEGAL DESCRIPTION: LOT 4 BLUCK 1 OF MAYIF	LOWIER HEIGHTS PHT FILED 4-16
CITY ADDRESS:	
ENGINEERING FIRM: GND, LLC ADDRESS: 5641 PASCAPIJE BLUD,	CONTACT: DAVID HANTISON
CITY, STATE: ABQ, NM B7114	PHONE: 679-6/82
Citi, Sinie Aver Fort Offy	ZIP CODE: 67//4
)WNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
RCHITECT: 5.T PRICE & langary	CONTACT: SUSAN PRICE
ARCHITECT: 5.T PRICE & COMPANY ADDRESS: 3700 COMES BLUD, NW SUITE E	
CITY, STATE: ABQ NM	PHONE: <u>345ー 385</u> で ZIP CODE: 台7120
WII, SIMIL	
URVEYOR:	CONTACT:
ADDRESS	PHONE:
CITY, STATE:	ZIP CODE:
ONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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 (DRB APPR. SITE PLAN)  OTHER	HECK 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)
VAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	
DATE SUBMITTED: 1/24/05 BY: D	2 Hanney

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:

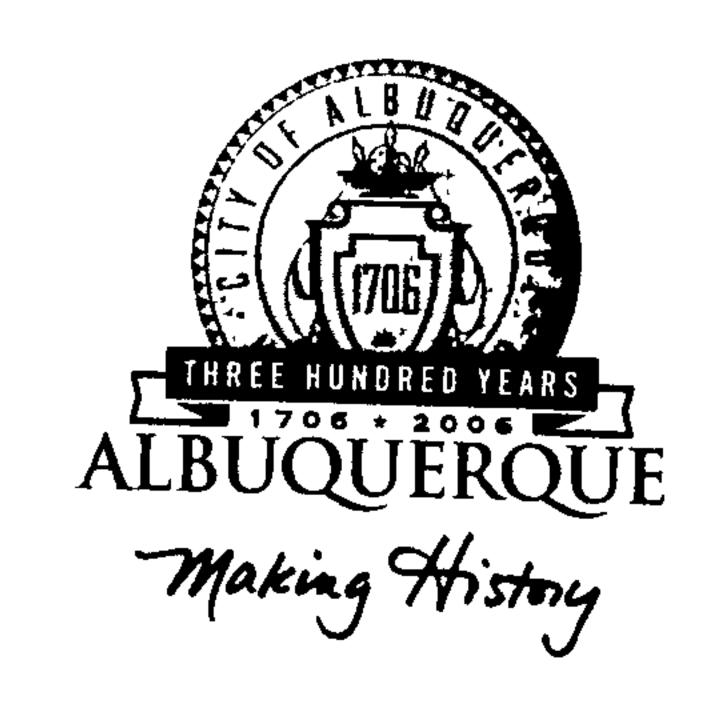
- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
- 3. Drainage Report: Required for subdivisions 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

Obsor constituting live (5) acres or more Committee visions of June 5, 2002, July 10, 2002

JAN 2 6 2005

HYDROLOGY SECTION



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,

File

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

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

New Mexico 87103

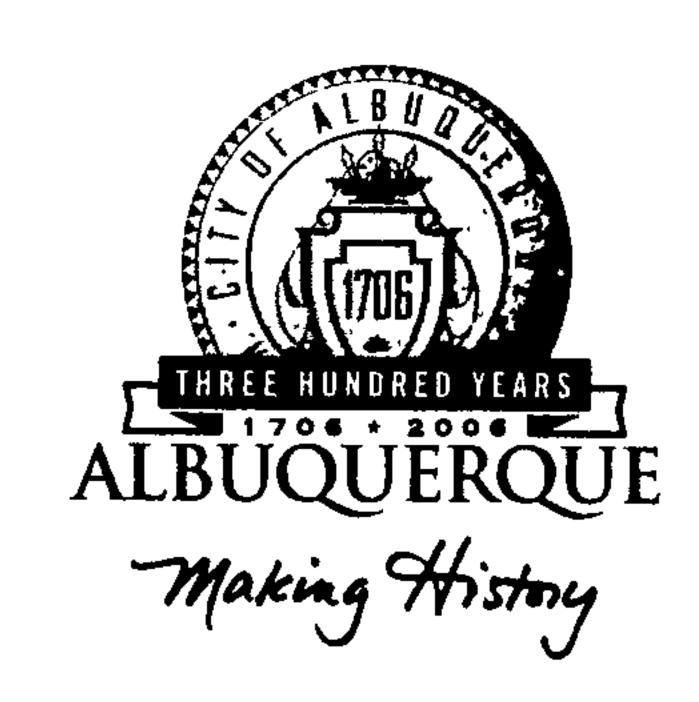
Kristal D. Metro

Sincerely,

www.cabq.gov

Engineering Associate, Planning Dept. Development and Building Services

Albuquerque - Making History 1706-2006



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,

file

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.

P.O. Box 1293

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.

Albuquerque

New Mexico 87103

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

K-11/D70

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

ZONE MAP/DRG. FILE #:
_ WORK ORDER#:
CONTACT:
PHONE:
ZIP CODE:
CONTACT:
PHONE:
ZIP CODE:
CONTACT: SUSMU
PHONE: 345 3850
ZIP CODE: 27(70)
CONTACT: PHONE:
ZIP CODE:
CONTACT:
PHONE:
ZIP CODE:
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)
Vision Plats shall be accompanied by a drainage development defines the degree of drainage detail. ed on the following: oproval of Site Development Plans greater than five

(5)

acres.

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

Define and ant standard



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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

P.O. Box 1293

Albuquerque

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 <u>Drainage and Transportation Information Sheet</u> to Hydrology at the Development Services Center of Plaza Del Sol Building.

New Mexico 87103 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.

www.cabq.gov

Sincerely,

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

cc:

file

K-11070

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: 1.36 55+4 Plex  DRB #:	ZONE MAP/DRG. FILE #: K-11 WORK ORDER#:
LEGAL DESCRIPTION:	
ENGINEERING FIRM: GUP ADDRESS:	CONTACT: PHONE:
OWNER: MARIE & PAUL DIMAS ADDRESS:	ZIP CODE:  CONTACT: PHONE:
CITY, STATE:	ZIP CODE:
ADDRESS: 3700 COORS NW STE.E. CITY, STATE: KLB.	CONTACT: \$ SUSAN PHONE: 345.3850 ZIP CODE: 8711.0
SURVEYOR: ADDRESS CITY, STATE:	CONTACT:PHONE: ZIP CODE:
CONTRACTOR: ADDRESS:CITY, STATE:	CONTACT: PHONE: ZIP CODE:
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT DRAINAGE PLAN 1st 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	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 (SPEGIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO	SEP 1 4 2004  HYDROLOGY SECTION
COPY PROVIDED  DATE SUBMITTED: 9/14/04  BY: WELL	
Requests for approvals of Site Development Plans and/or Subsubmittal. The particular nature, location and scope of the propose One or more of the following levels of submittal may be required ba  1. Conceptual Grading and Drainage Plan: Required for (5) acres and Sector Plans.	ed development defines the degree of drainage detail. sed on the following:

2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five

acres.

(5)

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



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.

P.O. Box 1293

- 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.

Albuquerque

- 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.

New Mexico 87103

www.cabq.gov

- 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 55 TH STYLET 4-PLEX ZONE  DRB #: PA EPC#: NIA WOR	E MAP/DRG. FILE #: K-II/D70  RK ORDER#: N/A
LEGAL DESCRIPTION: LOTS 2, 3, \$ 4 BLOCK 1 OF MAYER CITY ADDRESS: 136 55 TH STYFET	ž
ENGINEERING FIRM: GND  ADDRESS: 5541 PARADISE BLUD  CITY, STATE: ABB. NM	CONTACT: <u>UANIO HARRISON</u> PHONE: <u>899 - 6182</u> ZIP CODE: <u>87114</u>
OWNER: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
ARCHITECT: S.T. PMIF & COMPANY ADDRESS: 3700 COORS BLUD, NW SUITE E CITY, STATE: ABO, NM	CONTACT: SUSAW PMGE PHONE: 345-3850 ZIP CODE: 87120
SURVEYOR: WAY TOHN SURVEY ING CO ADDRESS 330 LOUSIANA BLUD NE	CONTACT:
CITY, STATE: ABQ Non  CONTRACTOR: ADDRESS: CITY, STATE:	ZIP CODE:  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  SIA  CHECK TYPE  TRAF  SIA  CHECK TYP  SIA  SIA  SIA  CHECK TYP  SIA  SIA  SIA  SIA  CHECK TYP  SIA  SIA  SIA  SIA  SIA  SIA  SIA  SI	PE OF APPROVAL SOUGHT:  / FINANCIAL GUARANTEE RELEASE ELIMINARY PLAT APPROVAL  EV. PLAN FOR SUB'D. APPROVAL  EV. PLAN FOR BLDG. PERMIT APPROVAL  CTOR PLAN APPROVAL  AL PLAT APPROVAL  INDATION PERMIT APPROVAL  LDING PERMIT APPROVAL  KTIFICATE OF OCCUPANCY (PERM.)  KTIFICATE OF OCCUPANCY (TEMP.)  ADING PERMIT APPROVAL  ING PERMIT APPROVAL  KK ORDER APPROVAL  EK ORDER APPROVAL
WAS A PRE-DESIGN CONFERENCE ATTENDED:  VES  NO  COPY PROVIDED  AUG 0 6 2004	TER (SPECIFY)
DATE SUBMITTED: 8-6-04 HYDROLOGY SEC	3Amm

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 Eopies of TCC [8.5 width of sidewalk readed Esoso fot access easement? For barriers between lots - Englist Zoold read theyways for this Antherte rew is. shot diverge Wister of interior sidewalk - check w/zoning Classidewalk misty? What is the width? Wealest dinanay on adjust lots Karnove drainage references Farting Cales.

- how did you cales # spaces reeded? Befor to appropriate standard

1



August 10, 2004

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

136 55<sup>th</sup> Street 4-Plex, Grading and Drainage Plan Re:

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

- 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.

New Mexico 87103

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

www.cabq.gov

Bradley S. Brylam Bradley L. Bingham, PE

Principal Engineer, Planning Dept. Development and Building Services

File

### DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 7-30-02)

PROJECT TITLE: 136 55174 5TMEET 4-PLEX  DRB #:	ZONE MAP/DRG. FILE #:K-1/\D070_ WORK ORDER#:
LEGAL DESCRIPTION: LOTS 2,3, \$4 BLOCK 1 OF 1 CITY ADDRESS: 136 55 TH STINEET	MAYFLOWER HEIGHTS PLAT FILED 4-16-1943
ENGINEERING FIRM: GNO ADDRESS: 5641 PARADISE BLUD CITY, STATE: ABQ NM	CONTACT: DAVID HAPPISON  PHONE: 899-6182  ZIP CODE: 87114
OWNER:ADDRESS:CITY, STATE:	CONTACT: PHONE: ZIP CODE:
ARCHITECT: S.T. PRICE & COMPANY ADDRESS: 3700 COOPS BLYD, NW SO CITY, STATE: ABD NM	CONTACT: <u>SUSAN PAICE</u> PHONE: <u>345 - 3850</u> ZIP CODE: <u>87120</u>
SURVEYOR: WAY JOHN SURVEY WG CO.  ADDRESS 330 LOUS (ANA BLUD A CITY, STATE: ABB (NM	CONTACT:
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	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 Harmon YES  NO COPY PROVIDED	arrison Stampdate 7/22/04
DATE SUBMITTED: 7-22-04 BY:_	Dan Sthumson

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 16, 2002

ittee revisions of June 5, 2002, July 10, 2002

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HYDROLOGY SECTION