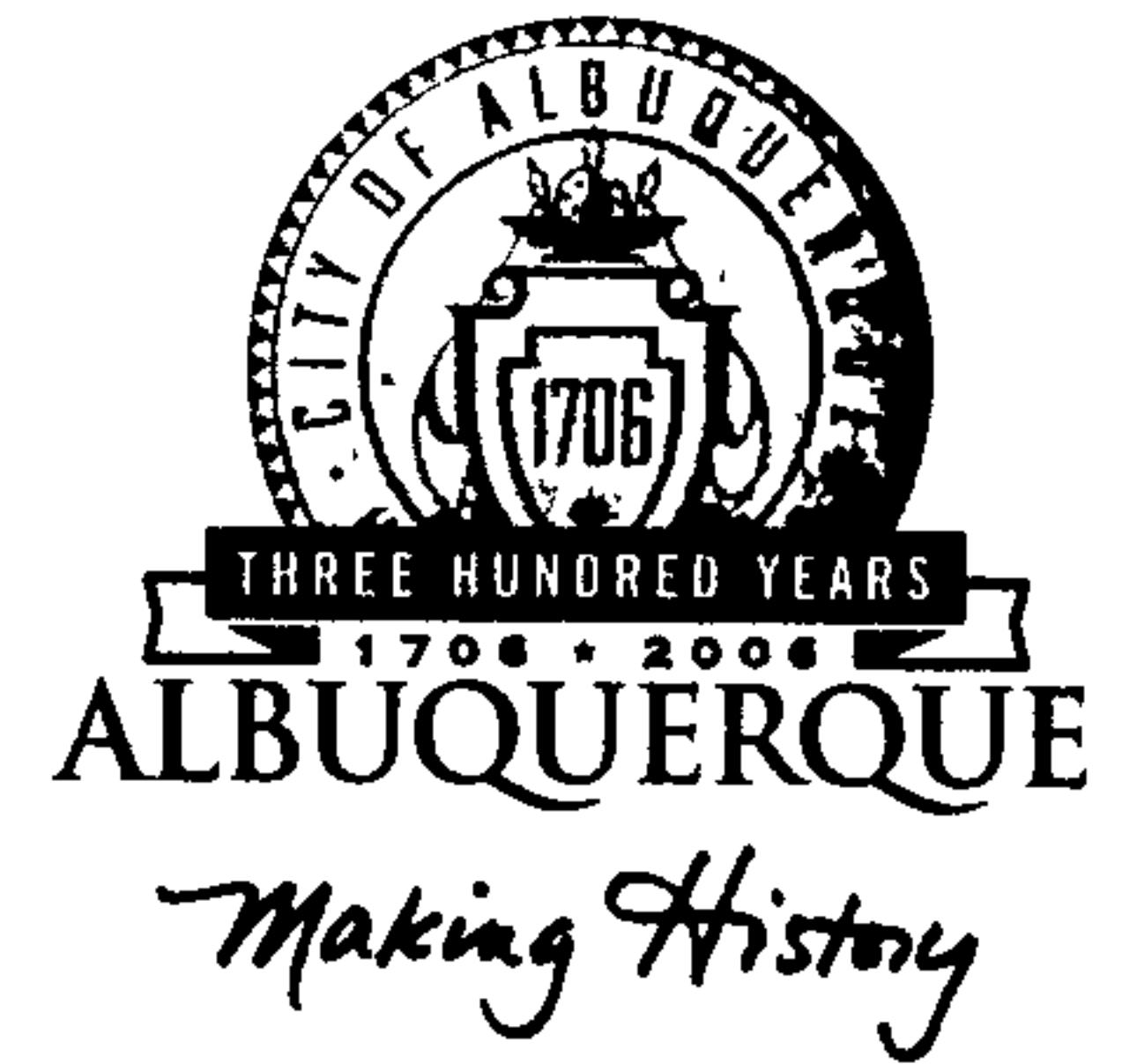


CITY OF ALBUQUERQUE



October 19, 2004

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: Route 66 Diner Overflow Parking, 1415 Central Ave NE, Grading and
Drainage Plan**

Engineer's Stamp dated 10-07-04 (K15-D45)

Dear Mr. Sabay,

Based upon the information provided in your submittal received 10-14-04, the above referenced plan is approved for Paving Permit and Grading Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Upon completion of the project, please provide an Engineer Certification for our files.

P.O. Box 1293

Albuquerque

New Mexico 87103

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

DRAINAGE INFORMATION SHEET

PROJECT TITLE: OVERFLOW PARKING FOR 66 DINER
DRB #: PC#: N/A

ZONE MAP/DRG. FILE # K15/D45
WORK ORDER#:

LEGAL DESCRIPTION: LOTS 7,8,9,&10A, BLOCK 7, BROWNEWELL & LAIL'S HIGHLAND ADDITION
CITY ADDRESS: 1415 CENTRAL AVENUE NE

ENGINEERING FIRM: BJM DEVELOPMENT CONSULTANT
ADDRESS: 8624 CASA VERDE AVE. N.W.
CITY, STATE: Albuquerque, New Mexico

CONTACT: BERNIE J. MONTOYA
PHONE: 250-7719
ZIP CODE: 87120

OWNER:
ADDRESS:
CITY, STATE: Albuquerque, New Mexico

CONTACT:
PHONE:
ZIP CODE:

ARCHITECT:
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

SURVEYOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

CONTRACTOR: N/A
ADDRESS:
CITY, STATE:

CONTACT:
PHONE:
ZIP CODE:

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ PAVING PLAN
☐ TCL
☐ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

☐ YES VERBAL WITH KRISTAL METRO
☐ NO
☐ COPY PROVIDED

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 APPROVAL
☒ GRADING PERMIT APPROVAL
☒ PAVING PERMIT APPROVAL
☐ WORK ORDER APPROVAL
☐ OTHER (SPECIFY) SO19

DATE SUBMITTED: Bernie Montoya BY: 10/14/2004

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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

Rec'd
10/14/04

DRAINAGE & ACCESS COVENANT

This DRAINAGE COVENANT made this _____ day of _____, 2004

By and between _____ (GRANTOR),

OWNER(S) of Lot numbered Nine (9), in Block numbered Seven (7) of the Plat of Brownwell and Lail's Highland Addition of the City of Albuquerque, New Mexico, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on the third day of August, 1986

AND

_____ (GRANTOR),

OWNER (S) Lot numbered 10, in Block numbered Seven (7) of the plat of Brownwell and Lail's Highland Addition of the City of Albuquerque, New Mexico, as the same is shown and designated on said plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on the third day of August, 1986.

The OWNER(S) (which term includes successors and assigns) of said Lot Nine (9) grant to the OWNER(S) of said Lot Ten A (10A) the right to convey storm water run-off, any excess water resulting from irrigation of landscaping and also vehicular traffic from Lot 10A onto Lot 9 to the right of way of Central Avenue N.E..

This DRAINAGE & ACCESS COVENANT is binding upon the OWNER(S), his heirs and assigns and will continue to run with said property until an alternate plan has been approved by the City of Albuquerque Hydrology Section and this document is released by a recorded document by the OWNER(S) of the real properties described above.

OWNER(S) of Lot 9

By _____ Date _____
(Signature of Partner)

By _____ Date _____
(Signature of Partner)

OWNER(S) of Lot 10A

By _____ Date _____
(Signature of Partner)

By _____ Date _____
(Signature of Partner)

ACKNOWLEDGEMENTS

Need Plat??

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

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by _____, and
(Name of Partner)

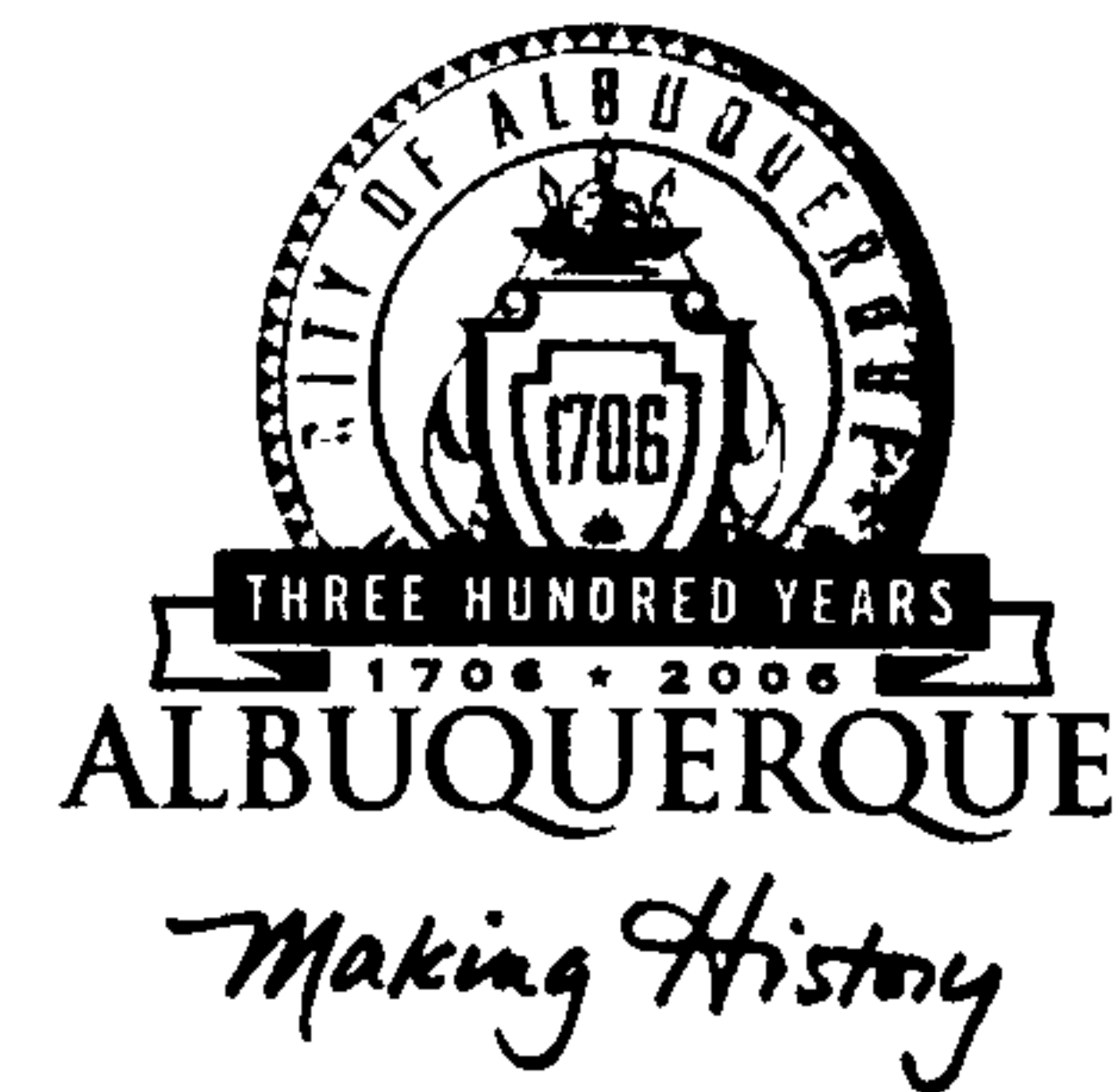
_____, Central Venture
(Name of Partner) (Name of Partnership)

Partnership, on behalf of said Partnership.

(Nortary Public)

My Commission Expires: _____

CITY OF ALBUQUERQUE



October 19, 2004

Eufracio Sabay, P.E.
BJM Development Consultant
8624 Casa Verde Ave. NW
Albuquerque, NM 87120

**Re: Route 66 Diner Overflow Parking, 1415 Central Ave NE, Traffic
Circulation Layout**
Engineer's Stamp dated 10-07-04 (K15-D45)

Dear Mr. Sabay,

Based upon the information provided in your submittal received 10-14-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

1. The cross lot access covenant must be recorded before building permit approval can be given. In addition, the covenant must note that the Route 66 Diner has permission to park on the adjacent lot.
- 2.. Does Lot 10A have access to the alley? If so, is this alley paved? If not, a five foot keyway is required for deadend parking aisles

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 INFORMATION SHEET

PROJECT TITLE: OVERFLOW PARKING FOR 66 DINER
DRB #: _____ PC#: **N/A**

ZONE MAP/DRG. FILE # **K15/D45**
WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 7,8,9,&10A, BLOCK 7, BROWNEWELL & LAIL'S HIGHLAND ADDITION
CITY ADDRESS: **1415 CENTRAL AVENUE NE**

ENGINEERING FIRM: **BJM DEVELOPMENT CONSULTANT**
ADDRESS: **8624 CASA VERDE AVE. N.W.**
CITY, STATE: **Albuquerque, New Mexico**

CONTACT: **BERNIE J. MONTOYA**
PHONE: **250-7719**
ZIP CODE: **87120**

OWNER:
ADDRESS: _____
CITY, STATE: **Albuquerque, New Mexico**

CONTACT: _____
PHONE: _____
ZIP CODE: _____

ARCHITECT:
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: **N/A**
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: **N/A**
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION
- ☐ PAVING PLAN
- ☒ **TCL**
- ☐ RESUBMITTAL

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES VERBAL WITH KRISTAL METRO
- ☐ NO
- ☐ COPY PROVIDED

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 APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☒ **PAVING PERMIT APPROVAL**
- ☐ WORK ORDER APPROVAL
- ☒ **OTHER (SPECIFY) TCL**

DATE SUBMITTED: _____ BY: _____

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 define the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

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Rec'd
10/14/04

~~THAT~~

Access to alley?

if so, is alley paved?

if not, need 5' keyway

Cross lot access easement must

be recorded

← must give permission to
parks on site