

CITY OF ALBUQUERQUE



September 15, 2006

Mr. Steve Morrow, P.E.
BRASHER & LORENZ
2201 San Pedro Drive NE
Albuquerque, NM 87110

Re: HIGHLAND OFFICE COMPLEX

314 Adams Street SE

Approval of Permanent Certificate of Occupancy (C.O.)

Engineer's Stamp dated 04/14/2006 (K-17/D93)

Certification dated 09/13/2006

Dear Steve:

P.O. Box 1293

Based upon the information provided in your submittal received 09/14/2006, 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

Sincerely,

Arlene V. Portillo

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

www.cabq.gov

C: CO Clerk
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(Rev. 06/22/2005)

PROJECT TITLE: Highland Office Complex ZONE MAP/DRG. FILE # K17-B913
RB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: lots 19-33 Blk 11, Valley View addn
PROPERTY ADDRESS: 312 Adams St SE

ENGINEERING FIRM: BRASHER & LORENZ
ADDRESS: 2201 SAN PEDRO NE
CITY, STATE: ALBU, NM

CONTACT: D. LORENZ
PHONE: 888-6088
ZIP CODE: 87110

OWNER: Sanchez & Wade
ADDRESS: 916 Parkland Cir. SE
CITY, STATE: Alb. NM

CONTACT: K. Wade
PHONE: 350-8698
ZIP CODE: 87108

ARCHITECT: Pick Bennett
ADDRESS: 404 Park SW
CITY, STATE: Alb. NM

CONTACT: P. Bennett
PHONE: 242-1952
ZIP CODE: 87102

SURVEYOR: Rhombus Professional Assoc.
ADDRESS: 2620 San Mateo Blvd. NE
CITY, STATE: Alb. NM

CONTACT: C. Temlinson
PHONE: 881-6690
ZIP CODE: 87110

CONTRACTOR: Associated Properties
ADDRESS: 304 Montclair St
CITY, STATE: Alb. NM

CONTACT: J. Galindro
PHONE: _____
ZIP CODE: 87108

TYPE OF SUBMITTAL:

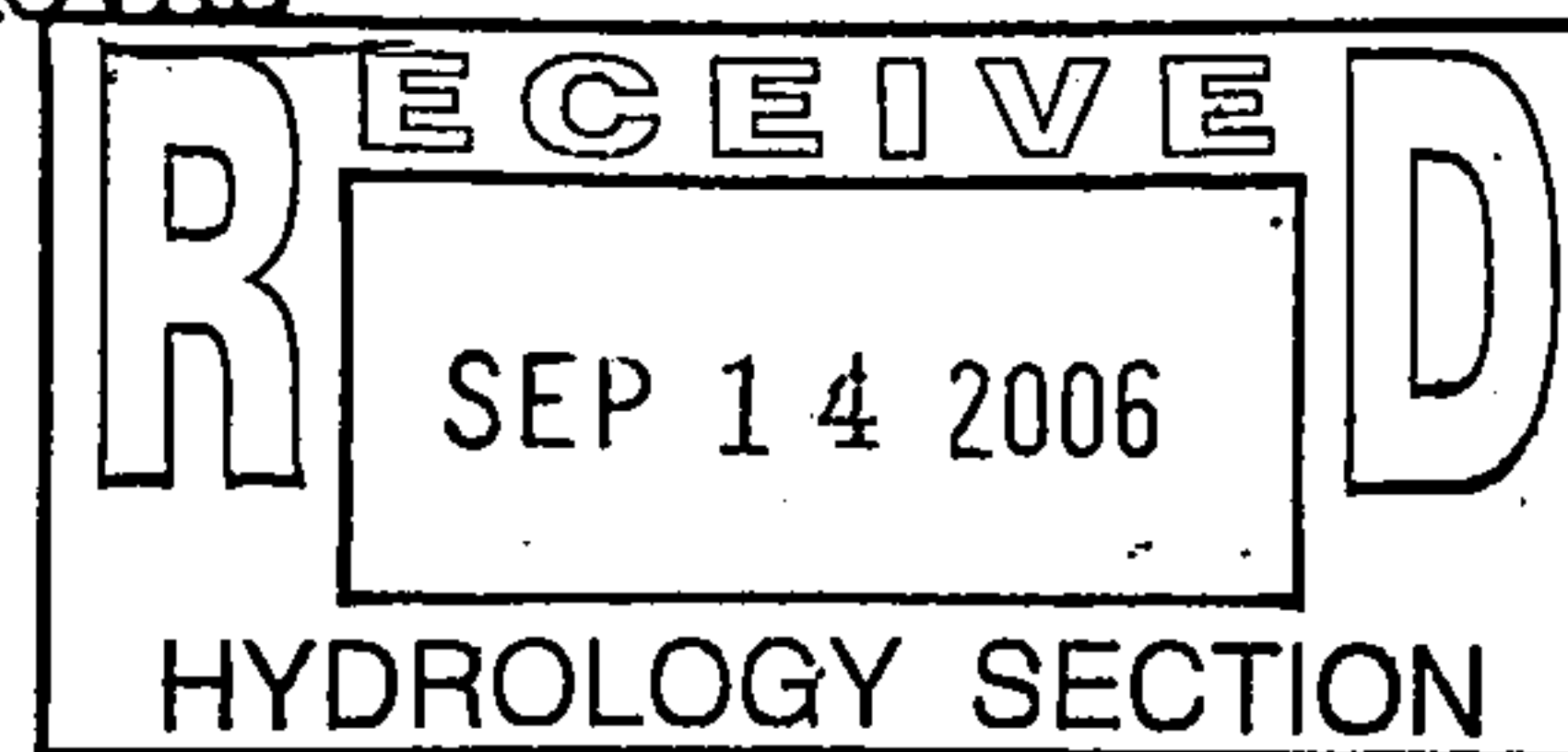
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



SUBMITTED BY: D. Lorenz DATE: 9-13-06

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.

CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 30, 2006

Mr. Richard P. Bennett, Registered Architect
RICK BENNETT ARCHITECTS
1104 Park Avenue SW
Albuquerque, NM 87102

Re: Certification Submittal for Final Building Certificate of Occupancy for
HIGHLAND OFFICE COMPLEX, [K-17 / D93]
314 Adams Street SE
Architect's Stamp Dated 10/28/2006

P.O. Box 1293

Dear Mr. Bennett:

Albuquerque

The TCL / Letter of Certification submitted on October 30, 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.

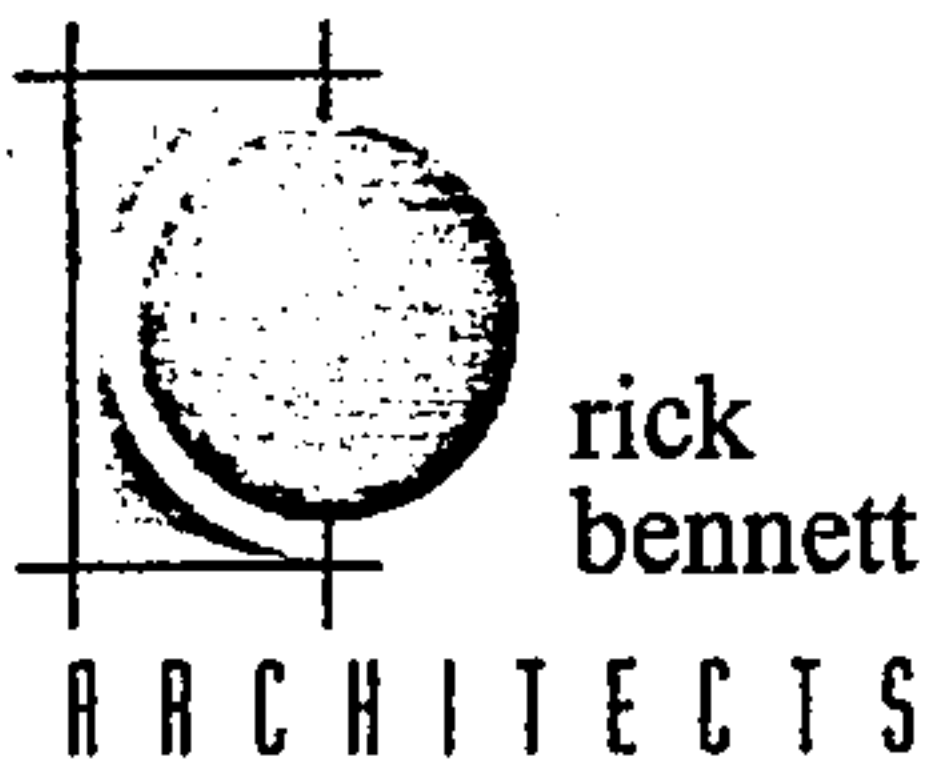
Sincerely,

New Mexico 87103

www.cabq.gov

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

c: Engineer
Gloria Saavedra
Hydrology file
CO Clerk



TRAFFIC CERTIFICATION

I, **Rick Bennett**, NMPE or NMRA # 1240, Of The Firm of Rick Bennett Architect, hereby certify that this project is in substantial compliance with and in accordance with the design intent of the DRB, AA, or TCL, approved plan dated, **September 19, 2006**.

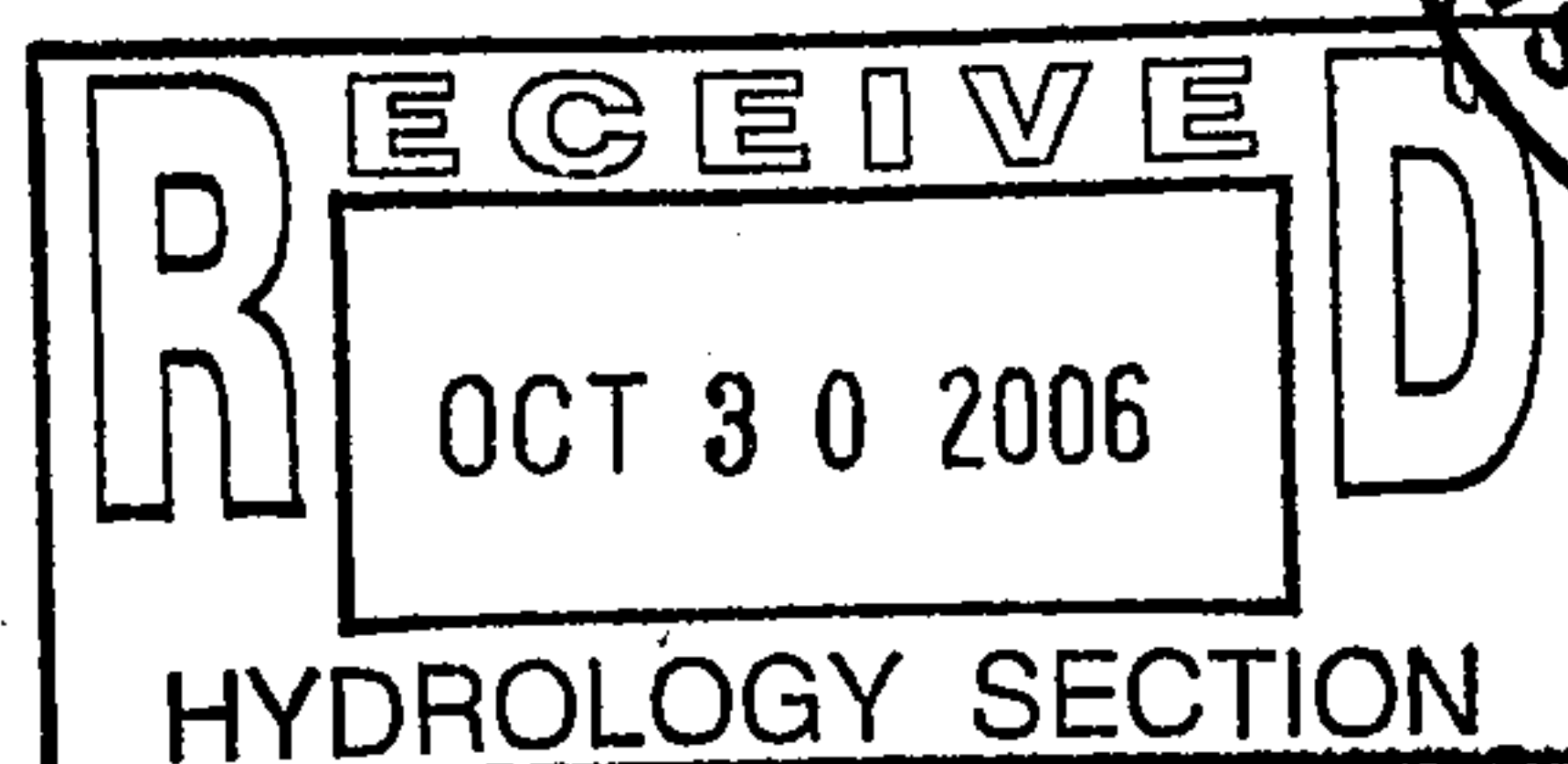
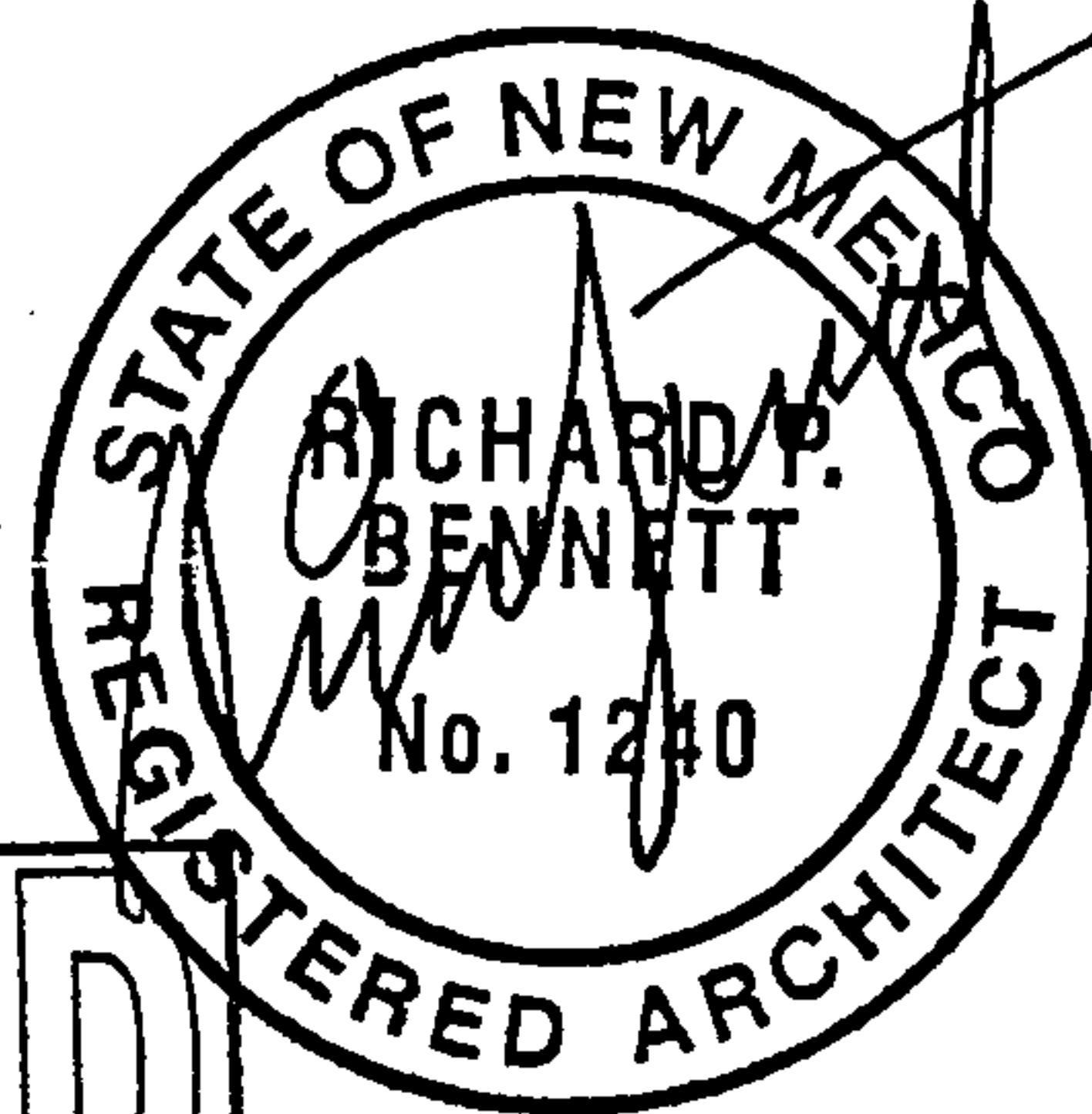
The record information edited onto the original design document has been obtained by **Rick Bennett Architect**, of the firm. I further certify that I have personally visited the project site on **October 19, 2006** and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Certificate of Occupancy (Permanent) for **Highlands Office Complex**.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the traffic aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.


Signature of Engineer or Architect

Engineer's or Architect's Stamp

Date: 10/28/06



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 12/05)

PROJECT TITLE: HIGHLAND OFFICE COMPLEX ZONE MAP/DRG. FILE # K-17/D93
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 19-33, BLOCK 11 VALLEY VIEW ADDITION AC.=1.0115 ALBUQUERQUE
 CITY ADDRESS: 312 ADAMS ST SE. NEW MEXICO

ENGINEERING FIRM: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

OWNER: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

ARCHITECT: RICK BENNETT ARCHITECTS
 ADDRESS: 1104 PARK AVE. SW
 CITY, STATE: ALBUQUERQUE NM 87102

CONTACT: RICK BENNETT
 PHONE: 242-1859
 ZIP CODE: 87102

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

TYPE OF SUBMITTAL:

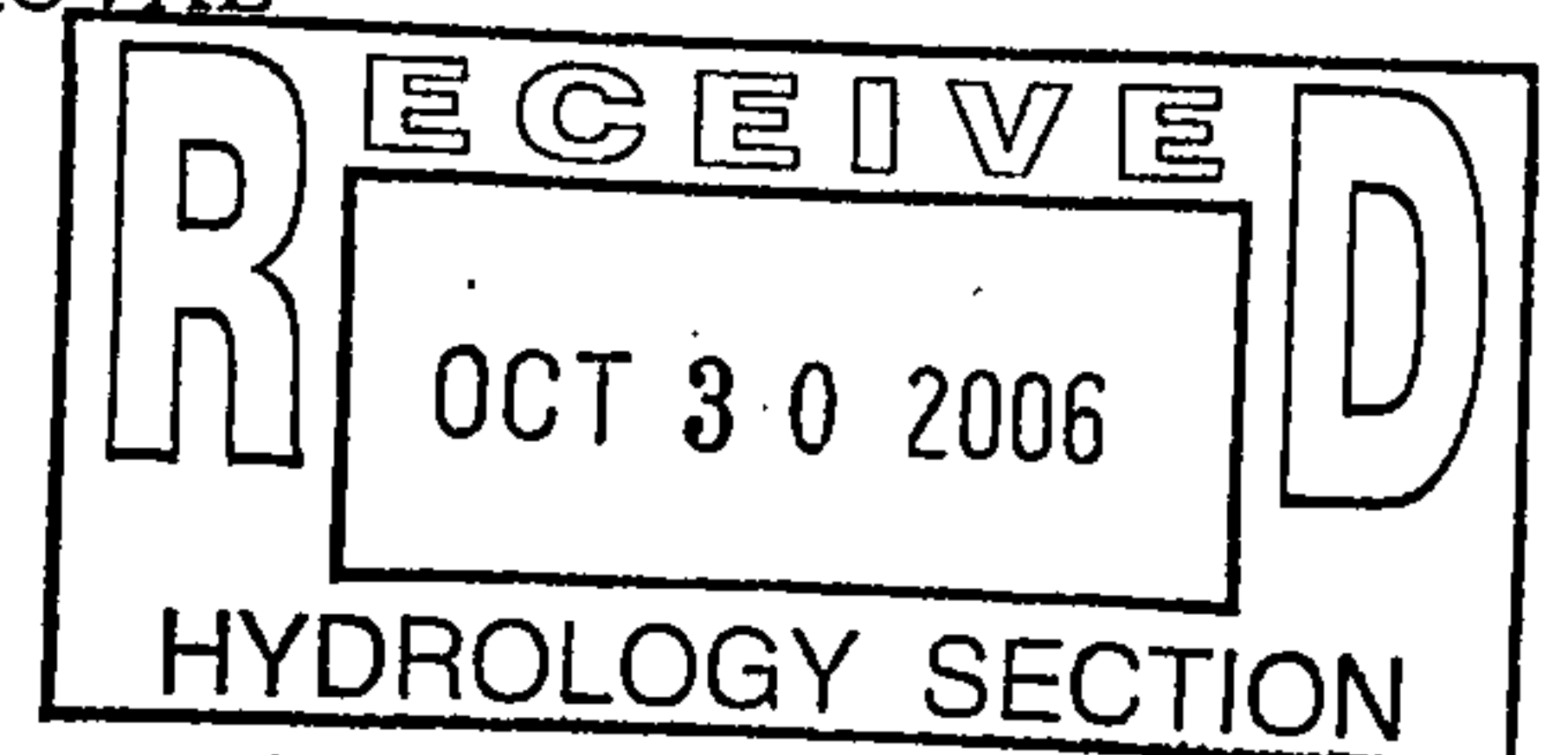
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1st SUBMITTAL
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER/ARCHITECT CERT (TCL)
- ☐ ENGINEER/ARCHITECT CERT (DRB S.P.)
- ☐ ENGINEER/ARCHITECT CERT (AA)
- ☐ OTHER (SPECIFY) _____

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED



SUBMITTED BY: Earl W. Whaley DATE: 10/26/06

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

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

COMMON ACCESS EASEMENT GRANT AND MAINTENANCE AGREEMENT

THIS COMMON ACCESS EASEMENT GRANT AND MAINTENANCE AGREEMENT (hereinafter referred to as Agreement) is made and executed this 15th day of September 2005, by Sanchez and Wade Enterprises, LLC (hereinafter referred to as "Owner").

WHEREAS, Owner owns that certain real property located in Bernalillo County, New Mexico, more particularly described as follows:

Lots numbered Nineteen (19) through Thirty-three (33), Block 11, of the VALLEY VIEW ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the map of said Addition filed in the Office of the County Clerk of Bernalillo County, New Mexico on September 2, 1911, excepting therefrom the Southwesterly portions of Lots 19, 20, and 21, conveyed to the City of Albuquerque, New Mexico, by Warranty Deed dated February 4, 1961, recorded in Book D 586, page 610, records of Bernalillo County, New Mexico, hereinafter referred to as "Property."

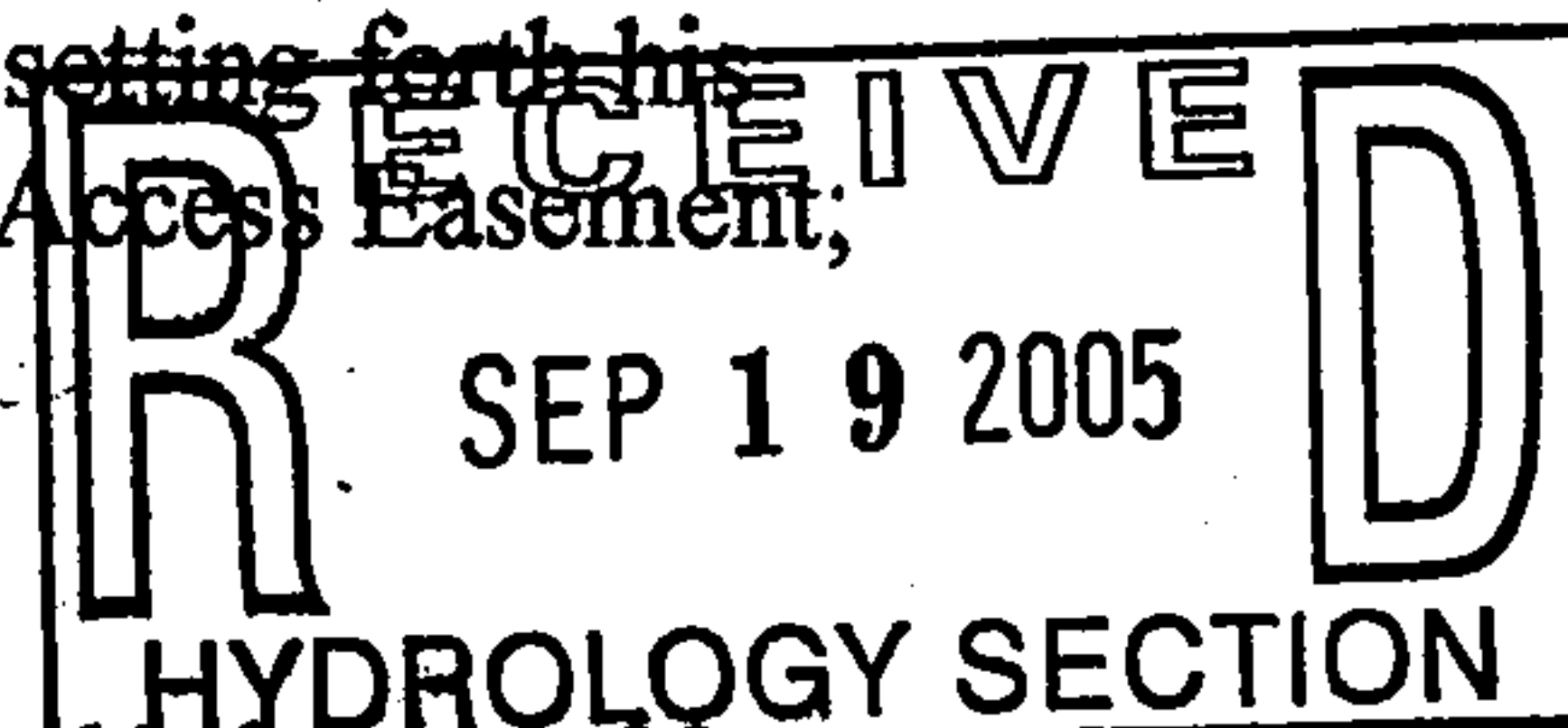
WHEREAS, Owner constructed driveways for access to and from the street abutting the Property.

WHEREAS, Owner, by this instrument, grants Common Access Easement to the Property.

WHEREAS, Owner executes this agreement as a means of setting forth his understanding of the use, repair, and maintenance of the Common Access Easement;

NOW THEREFORE, Owner agrees as follows:

1. Owner grants Common Access Easement of Lots 19 through 33 (Property) for the purpose of providing access for the Property residents, their guests and clients, fire fighting and emergency entities to the Property from Adams Road S.E.
2. Repairs and maintenance of the Common Access Easement shall be the responsibility of Owner, or upon sale of the Property, the lot owners, or the homeowners association, if applicable.
3. This Agreement pertaining to Lots 19 through 33 (Property), the Common Access Easement, and the obligations created hereby, shall be perpetual and binding upon the lot owners, their heirs, personal representatives, and assigns in all respects, or a homeowners association, if applicable, and shall be deemed to run with the land forever.



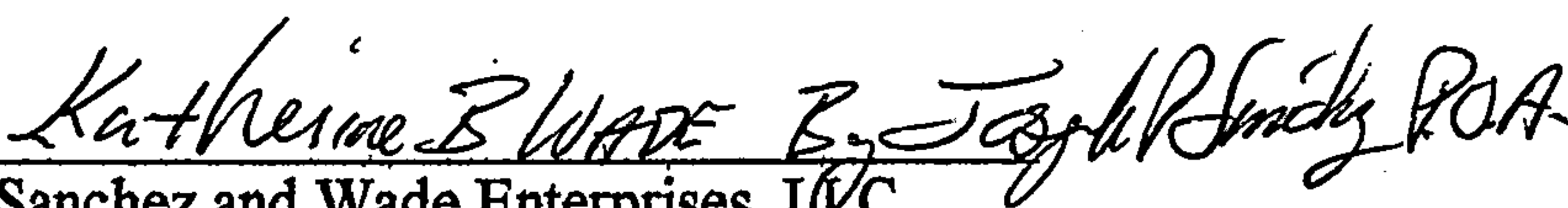
Maru Herrera

Bern. Co. EASE

R 17.00

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6332928
Page: 1 of 5
09/19/2005 09:17A
Bk-A103 Pg-6490


Sanchez and Wade Enterprises, LLC
By: Joseph P. Sanchez


Sanchez and Wade Enterprises, LLC
By: Katherine B. Wade
By Joseph P. Sanchez, Power of Attorney

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)s
COUNTY OF BERNALILLO)s

This instrument was acknowledged before me on September 15, 2005
by Joseph P. Sanchez.

Notary Public 

My commission expires: 08/14/05



Maru Herrera

Bern. Co. EASE

R 17.00

2005136879
6332928
Page: 2 of 5
09/19/2005 09:17A
Bk-A103 Pg-6490

WARRANTY DEED



Mary Herrera

Bern. Co. ERSE

R 17.00

 2005136879
 6332928
 Page: 3 of 5
 09/19/2005 09:17A
 BK-A103 Pg-6490

WADE PROPERTIES LLC, a New Mexico Limited Liability Company, for consideration paid, grants to SANCHEZ AND WADE ENTERPRISES, L.L.C., a New Mexico Limited Liability Company, whose address is 916 Parkland Circle, S.E., Albuquerque, New Mexico 87108, the following described real estate in Bernalillo County, New Mexico:

Lots numbered Nineteen (19) through Thirty-three (33), Block 11, of the VALLEY VIEW ADDITION to the City of Albuquerque, New Mexico, as the same are shown and designated on the map of said Addition filed in the office of the County Clerk of Bernalillo County, New Mexico on September 2, 1911, excepting therefrom the Southwesterly portions of Lots 19, 20 and 21, conveyed to the City of Albuquerque, New Mexico, by Warranty Deed dated February 4, 1961, recorded in Book D 586, page 610, records of Bernalillo County, New Mexico.

Subject to patent reservations, restrictions and easements of record and to taxes for the year 2005 and years thereafter and all other matters of record.

with warranty covenants.

WITNESS its hand and seal on March 30, 2005.

WADE PROPERTIES LLC, a
New Mexico Limited Liability Company

By: Katherine B. Wade
KATHERINE B. WADE,
Managing Member

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on March 30, 2005, by KATHERINE B. WADE, Managing Member of WADE PROPERTIES LLC, a New Mexico Limited Liability Company.

MY COMMISSION EXPIRES:

9-27-06

Mary Herrera
NOTARY PUBLIC



OFFICIAL SEAL
TERI LARA
NOTARY PUBLIC

commission expires

NEW MEXICO



Mary Herrera

Bern. Co. MD

R 9.00

 2005044896
 6240144
 Page: 1 of 1
 03/31/2005 02:48P
 BK-R94 Pg-3958



Mary Herrera

Bern. Co. ERSE

R 17.00

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Page: 4 of 5

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ADAMS STREET S.E.
50' RIGHT-OF-WAY

NOTE:
DISTANCE OF BEARING
TO CORNER OF LOT 33 TO
SE CORNER OF LOT 18
IS 125.03'
DISTANCES IN PARENTHESES ARE THE
DISTANCES AS SHOWN ON THE RECORDED PLAT.
ALL OTHERS ARE FIELD NOTES.

LEGAL DESCRIPTION

312 ADAMS STREET S.E.

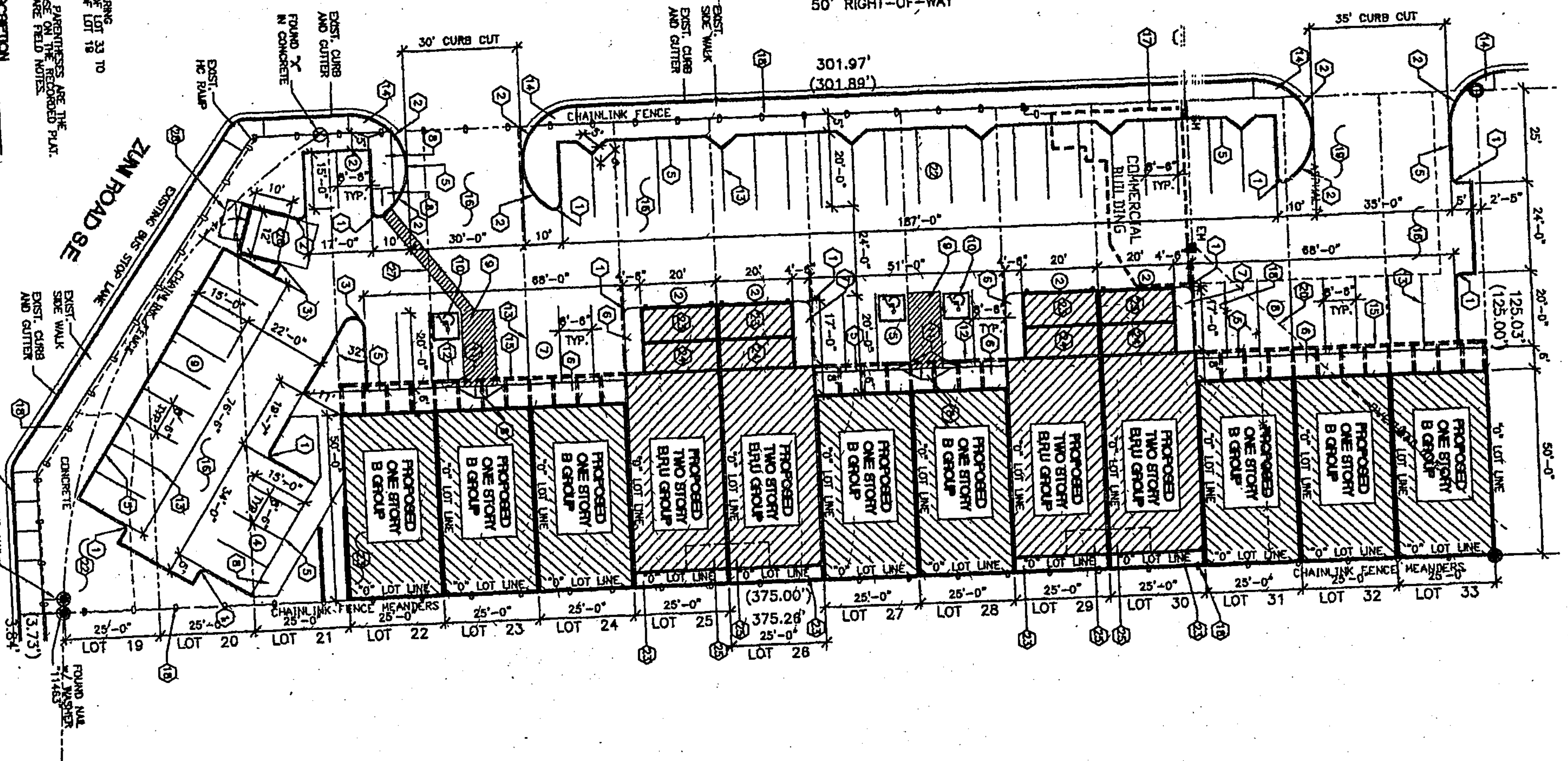
LOTS 19-33

BLOCK 11

VALLEY VIEW ADDITION

AC=1.01152

ALBUQUERQUE, NEW MEXICO

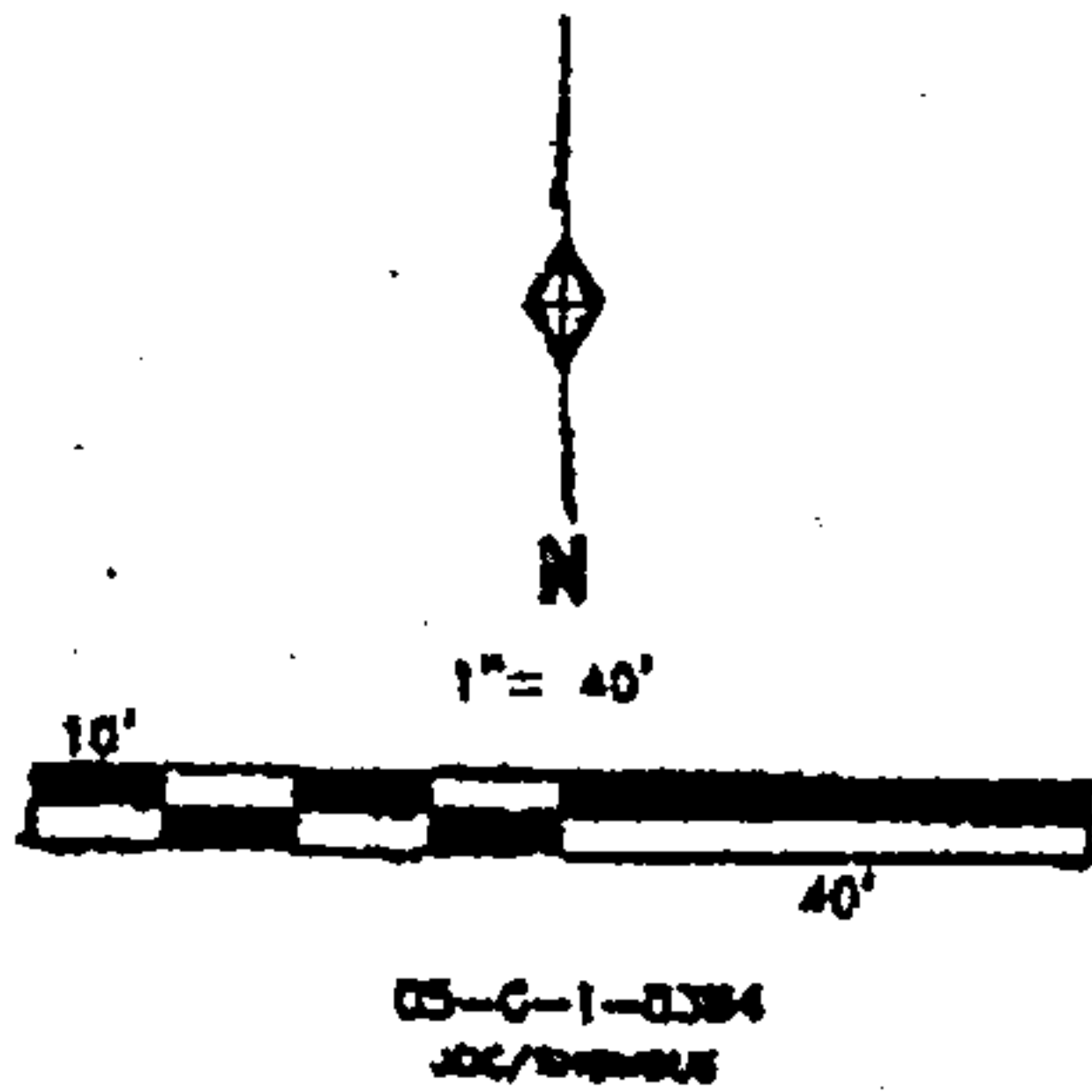


1 SITE PLAN
C1 20'-1"

LEGEND

- EM ELECTRIC METER
- GM GAS METER
- FOUND CAP
PLS 11463
- FOUND PA
REBAR

312 ADAMS STREET S.E.
LOTS 18-33
BLOCK 11
VALLEY VIEW ADDITION
AC. - 1.07154



NOTE:
NO BEARINGS PROVIDED
BY RECORDED PLAT.
NOTE:
BASIS OF BEARING
NE CORNER OF LOT 33 TO
SE CORNER OF LOT 18
NOTE:
DISTANCES IN PARANTHESIS ARE THE
SAME AS THOSE ON THE RECORDED PLAT.
ALL OTHERS ARE FIELD NOTES.

ADAMS STREET S.E.
50' RIGHT-OF-WAY

ZUNI ROAD S.E.

FOUND "T"
IN CORNER

MINIATURE
GOLF COURSE

301.97'
(301.89')

125.03'
(125.00')

LOT 34

LOT 3

33

LOT 4

32

LOT 5

31

LOT 6

30

LOT 7

29

LOT 8

28

LOT 9

27

LOT 10

26

(375.00')
375.25'

LOT 11

25

LOT 12

24

LOT 13

23

LOT 14

22

LOT 15

21

LOT 16

20

LOT 17

19

LOT 18

FOUND "T"
IN CORNER
(3.73')
3.6' 3.64'

JOHN L. MIERS
NMPLS #12447

03-22-09
DATE



12

22



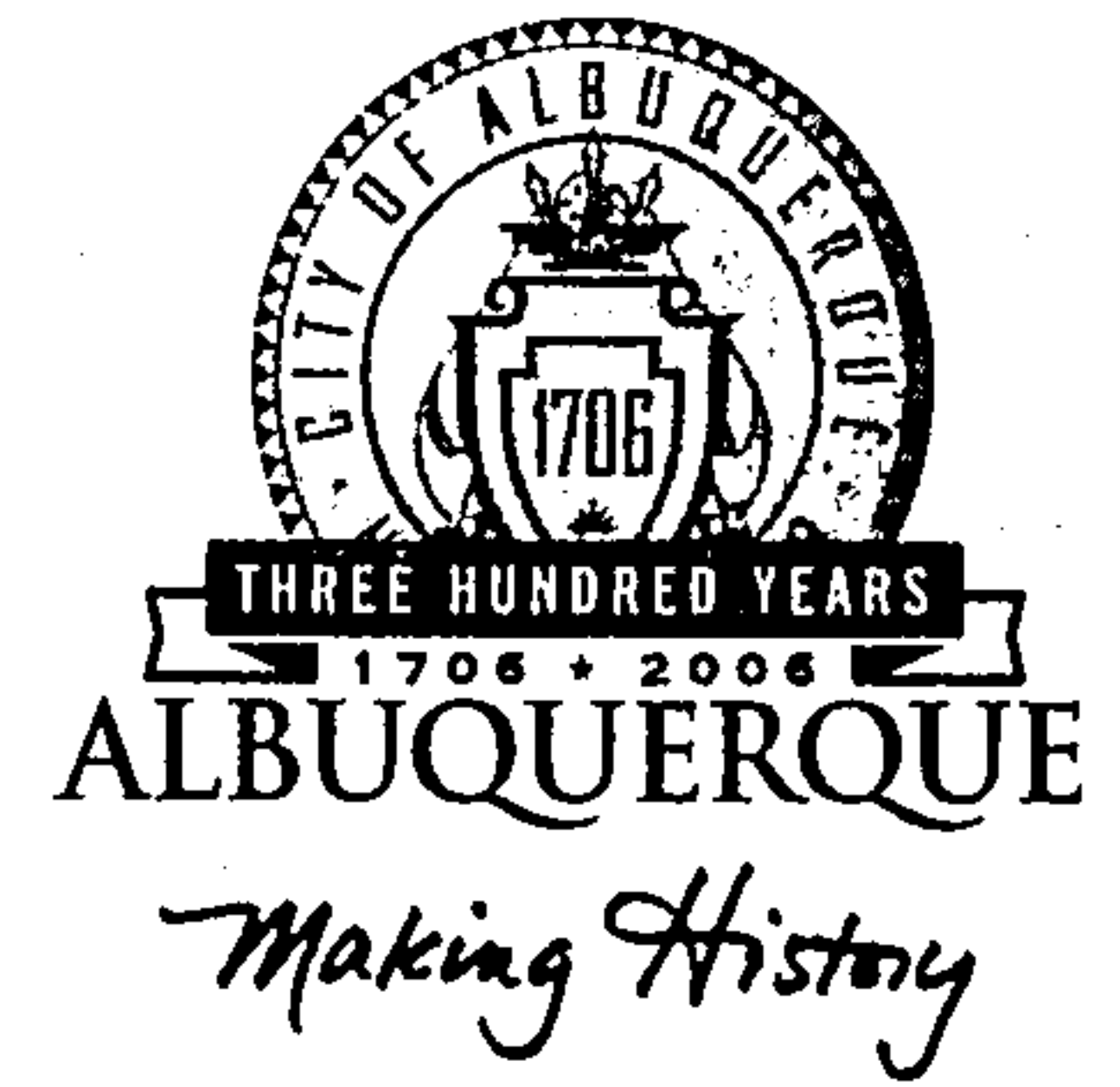
Mary Herrera

Bern. Co. ERSE

R 17.00

2005136879
6332928
Page: 5 of 5
09/19/2005 09:17A
Bk-A103 Pg-6490

CITY OF ALBUQUERQUE



July 14, 2005

Richard P. Bennett, R.A.
Rick Bennett Architects
1104 Park Avenue SW
Albuquerque, NM 87102

**Re: Highland Office Complex, 319 Adams Street SE
Traffic Circulation Layout – Architect's Stamp dated 6-30-05 (K17-D93)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 7-1-05, the above referenced plan cannot be approved for Building Permit until a cross-lot access easement is provided.

P.O. Box 1293

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

Albuquerque

Sincerely,

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

New Mexico 87103

Cc: file

www.cabq.gov

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

K-17/D93

PROJECT TITLE: HIGHLAND OFFICE COMPLEX ZONE MAP/DRG. FILE #: K-17-2
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 19-33, BLOCK 11, VALLEY VIEW ADDITION
 CITY ADDRESS: 319 ADAMS STREET S.E.

ENGINEERING FIRM: BRASHER & LORENZ, INC. CONTACT: DENNIS LORENZ
 ADDRESS: 2201 SAN PEDRO N.E., BLDG. 1, SUITE 210 PHONE: 888-6088
 CITY, STATE: ALB, NM. ZIP CODE: 87110

OWNER: SANCHEZ & WADE ENTERPRISES, LLC CONTACT: JOE SANCHEZ/KAY WADE
 ADDRESS: 916 PARLAND CIRCLE SE. PHONE: 250-3977 / 350-8698
 CITY, STATE: ALB, NM. ZIP CODE: 87108

ARCHITECT: RICK BENNETT ARCHITECTS CONTACT: DARBY MIERA
 ADDRESS: 1104 PARK AVE. PHONE: 242-1859
 CITY, STATE: ALB, NM. ZIP CODE: 87102

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____
 CITY, STATE: _____ ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

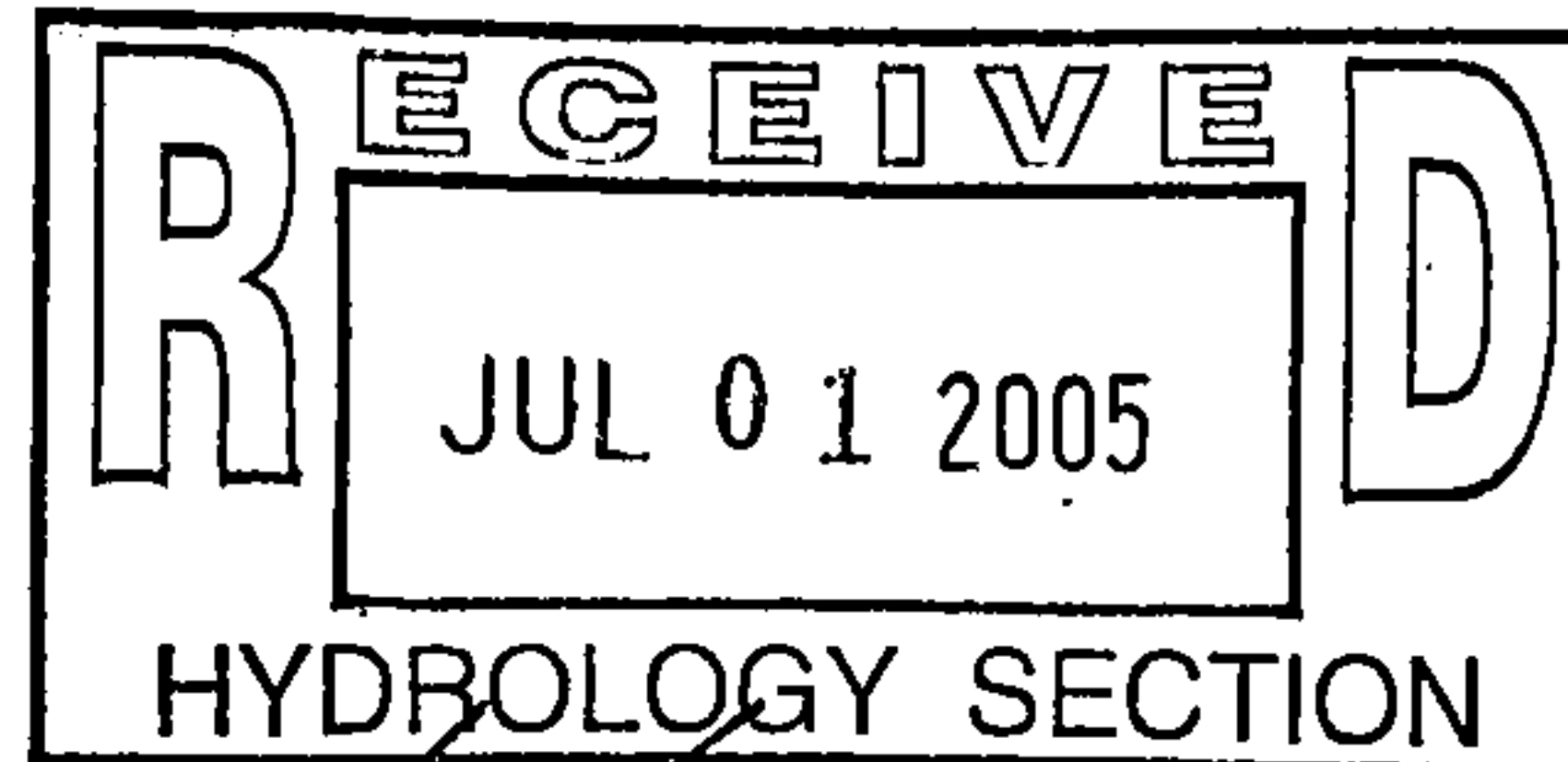
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

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



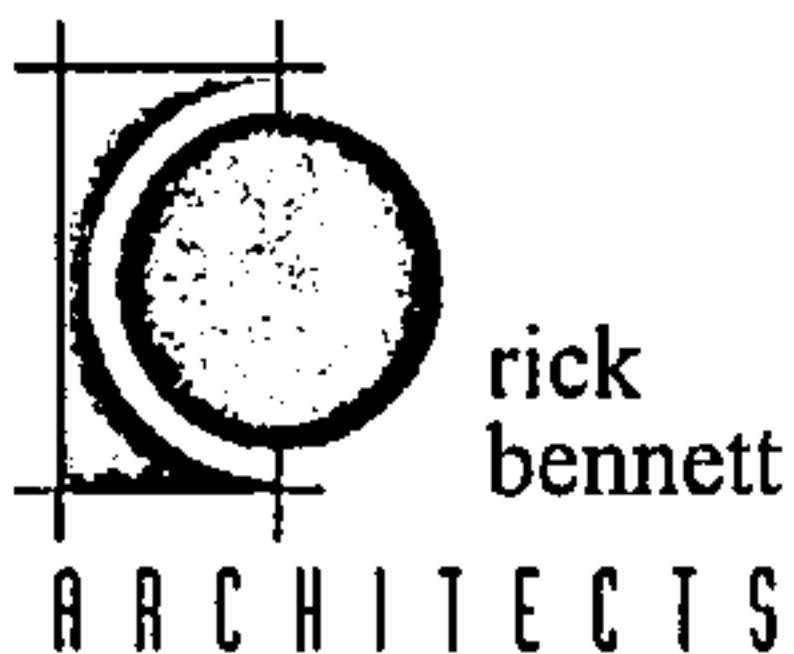
DATE SUBMITTED: 7/01/05 BY: [Signature]

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
2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5)
3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

7/6/05

CALLER DARRBY MIERA TO REQUEST
CROSS LOT ACCESS EASEMENT.
IF EASEMENT NOT RECEIVED BY
7/13 SEND DISAPPROVAL LETTER.



June 30, 2005

City of Albuquerque
Wilfred A. Gallegos, P.E.
Traffic Engineer, Planning Dept.
Development and Building Services
PO Box 1293
Albuquerque, NM 87103

Re: Highland Office Complex
319 Adams Street SE
Traffic Circulation Layout – Architect's Stamp dated 5-31/05 (K17-D93)

Dear Wilfred,

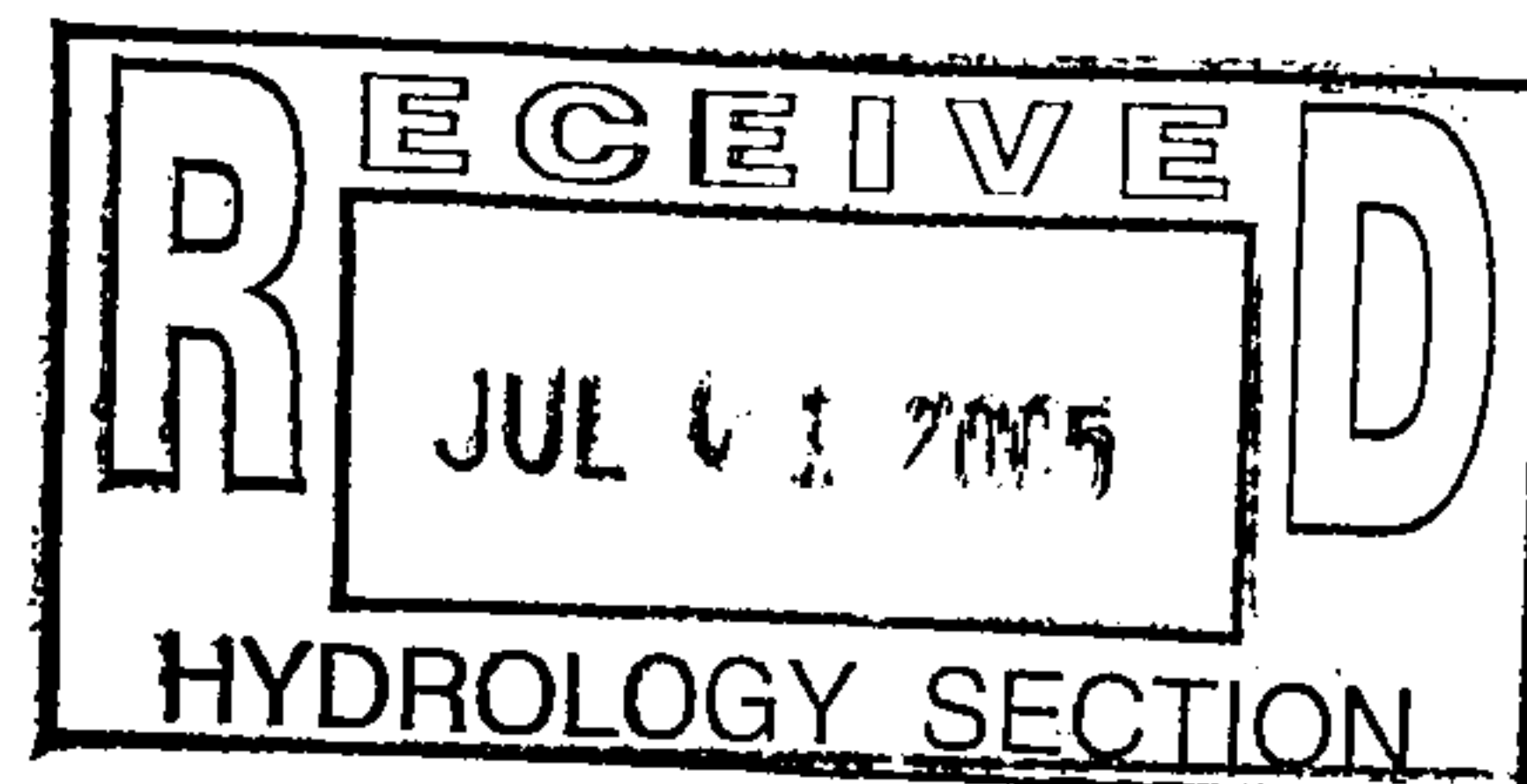
This letter is written as a response to your letter dated June 29, 2005 concerning the Traffic Circulation Layout.

- The zoning called out as S-U was a editing mistake it should have said C-2.
- We have added a note on the site plan, "Reciprocal access parking, public and private utility easement, across all lots".

All items have been addressed and updated on the drawings. If you have any questions, please feel free to call our office.

Sincerely,

Rick Bennett
Architect



CITY OF ALBUQUERQUE



May 9, 2006

Dennis Lorenz, PE
Brasher & Lorenz
2201 San Pedro NE
Albuquerque, NM 87110

Re: Highland Office Complex Grading and Drainage Plan
Engineer's Stamp dated 4-14-06 (K17/D93)

Dear Mr. Lorenz,

Based upon the information provided in your submittal dated 4-28-06, the above referenced plan is approved for Building Permit and SO19 Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

A separate permit is required for construction within City R/W. A copy of this approval letter must be on hand when applying for the excavation permit.

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions please visit <http://www.cabq.gov/flood/npdesm.html> or feel free to call the Municipal Development Department Hydrology Section at 768-3654 (Charles Caruso).

Also, prior to Certificate of Occupancy release, Engineer Certification of the plan referenced above per the DPM checklist will be required.

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

Sincerely,

Curtis A. Cherne, E.I.
Engineering Associate, Planning Dept.
Development and Building Services

C: file
Charles Caruso, DMD
Liz Sanchez, Excavation and Barricading
Edward Elwell, Street/Storm Drain Maintenance

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: Highland Office Complex ZONE MAP/DRG. FILE # K17-593
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: lots 19-33 Blk 11 Valley View addn
 CITY ADDRESS: 312 Adams St SE

ENGINEERING FIRM: BRASHER + LORENZ
 ADDRESS: 2201 SAN PEDRO NE
 CITY, STATE: ALBU, NM

CONTACT: D. LORENZ
 PHONE: 888-6088
 ZIP CODE: 87110

OWNER: Sanchez Wade
 ADDRESS: 916 Parkland Cir. SE
 CITY, STATE: Alb. NM

CONTACT: K. Wade
 PHONE: 350-8698
 ZIP CODE: 87108

ARCHITECT: Pick Bennett
 ADDRESS: 404 Park SW
 CITY, STATE: Alb. NM

CONTACT: P. Bennett
 PHONE: 242-1952
 ZIP CODE: 87102

SURVEYOR: Rhombus Professional Assoc.
 ADDRESS: 2620 San Mateo Blvd. NE
 CITY, STATE: Alb. NM

CONTACT: C. Tomlinson
 PHONE: 881-6690
 ZIP CODE: 87110

CONTRACTOR: Associated Properties
 ADDRESS: 304 Montclair St
 CITY, STATE: Alb. NM

CONTACT: J. Galindro
 PHONE: _____
 ZIP CODE: 87108

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
☒ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL G & D PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERT (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT
☐ ENGINEER'S CERT (TCL)
☐ ENGINEER'S CERT (DRB SITE PLAN)
☐ OTHER

CHECK TYPE OF APPROVAL SOUGHT:

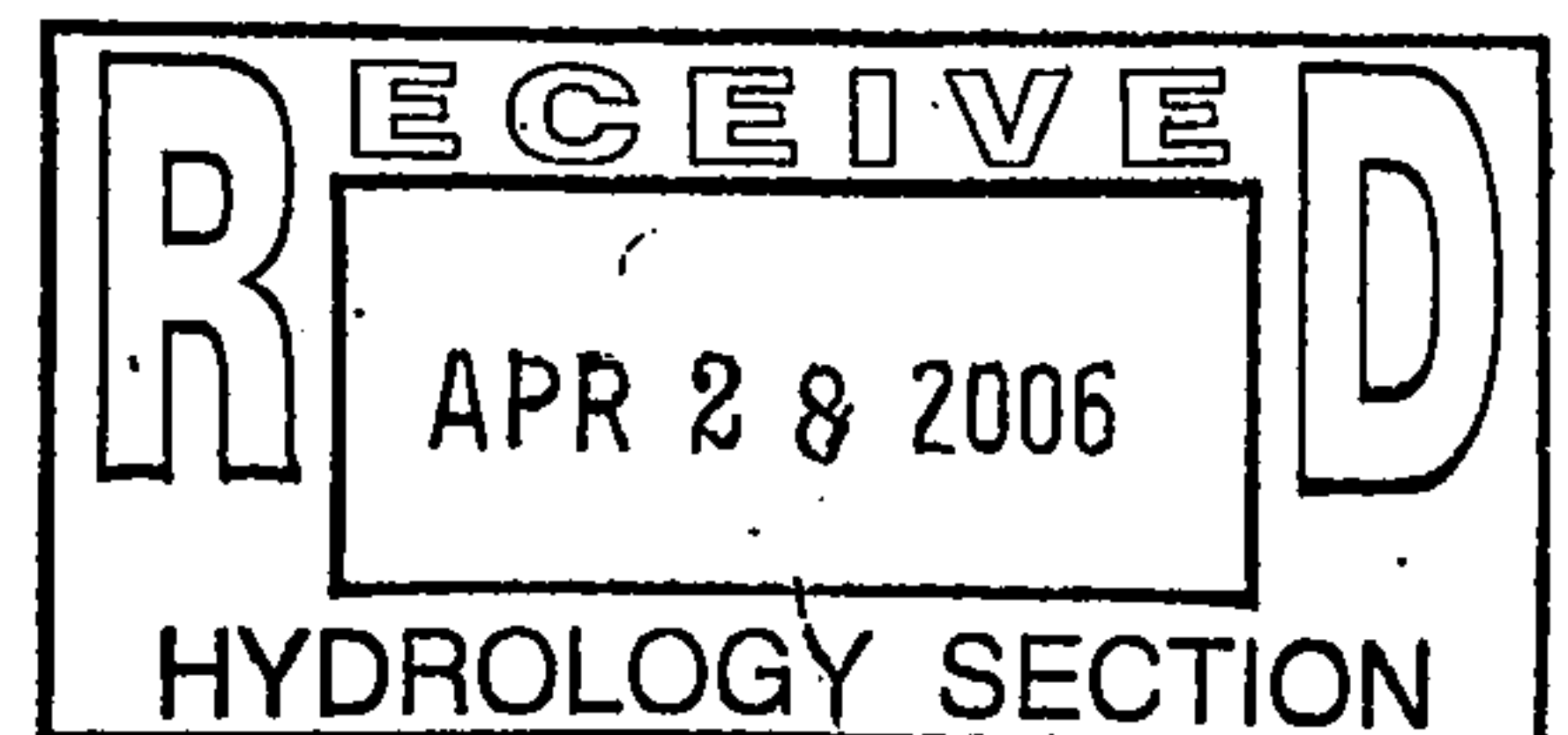
- ☐ SIA/FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D APPROVAL
☐ S. DEV. FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY (PERM)
☐ CERTIFICATE OF OCCUPANCY (TEMP)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

GIB update
X 5019

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

SUBMITTED BY: D. Lorenz DATE: 4-28-06



Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development 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 subdivision containing more than ten (10) lots or constituting five (5) acres or more.



BRASHER & LORENZ, INC.
CONSULTING ENGINEERS

2201 San Pedro NE Bldg 1 Suite 1200 • Albuquerque, NM 87110 • Phone (505) 888-6088 • Fax (505) 888-6188 • www.brasherlorenz.com

April 28, 2006

Bradley L. Bingham PE
Hydrology Review Engineer
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

SUBJECT: HIGHLAND OFFICE COMPLEX
312 Adams Street SE
(K17/D93)

Dear Brad:

Submitted herewith as a courtesy is 1 copy of the revised Grading and Drainage Plan for the subject project. The revised plan documents the vacation of excess right-of-way within Zuni and pending replat, as well as minor field changes and as-constructed conditions. This Plan, dated 4-14-2006, should be used as the record Plan for purposes of Certification and CO approval.

Rhombus Professional Associates has been retained to prepare and process an encroachment agreement for the portion of the site that encroaches into Zuni. The Owner also intends to record Drainage Easements on the existing parcels permitting cross-lot drainage.

If you need additional information, or if I can be of any assistance, please feel free to call.

Sincerely,

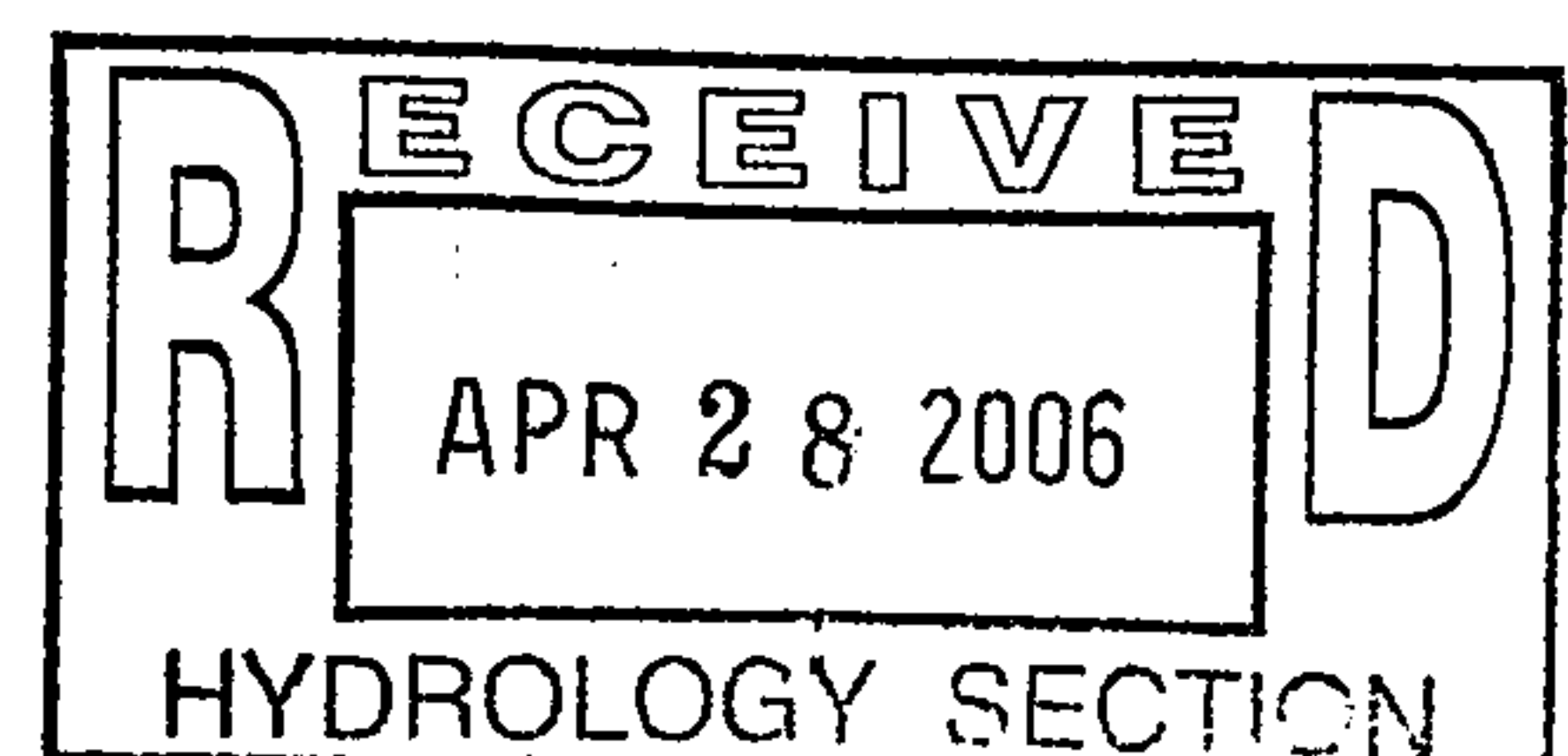
BRASHER & LORENZ, INC.


Dennis A. Lorenz, PE
Principal

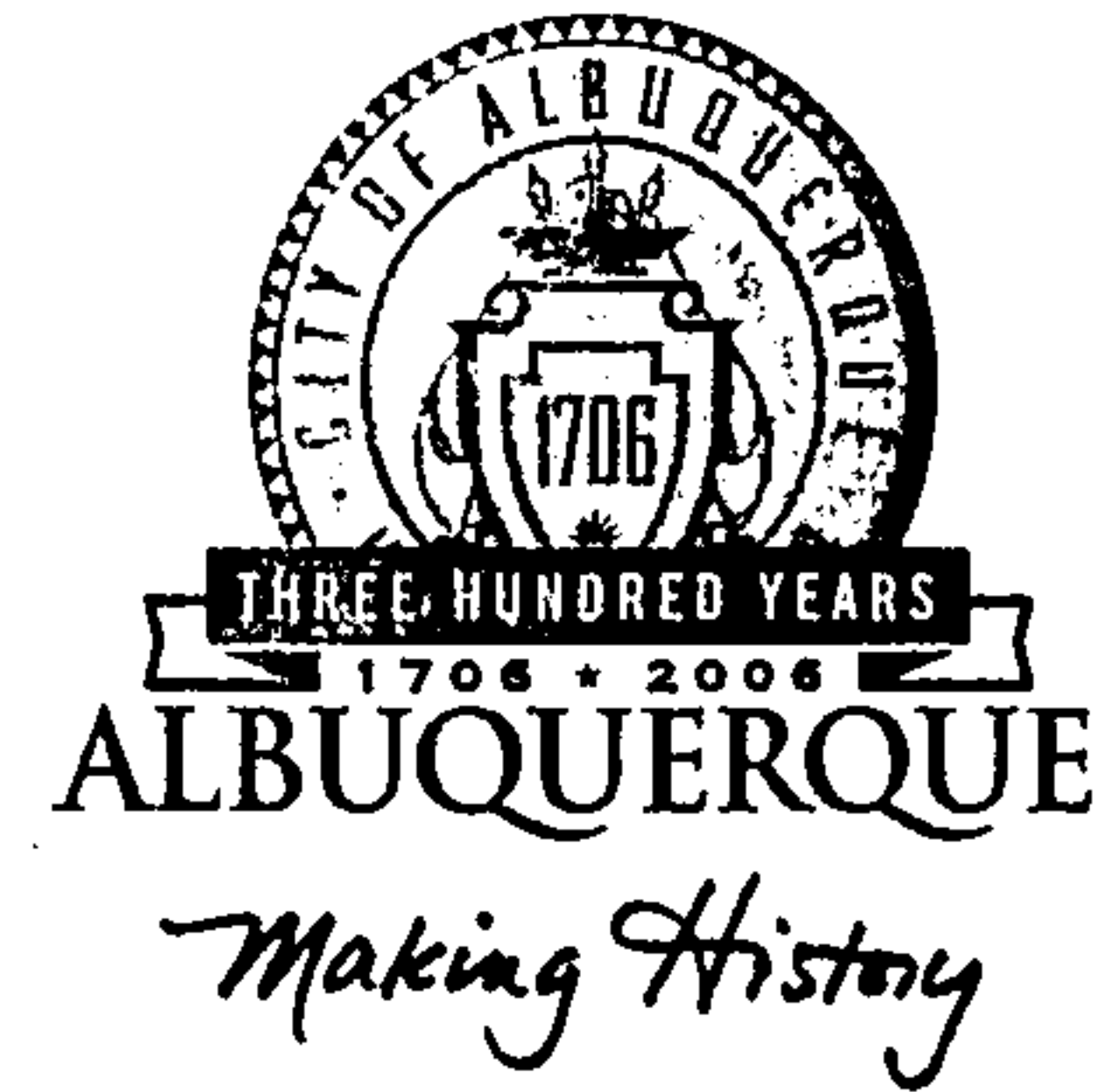
/dl/05533
encl

→ If want this to be the certified plan, needs to be resubmitted for BP

→ Need 2 plan sets (5019 needed)



CITY OF ALBUQUERQUE



December 30, 2005

Dennis Lorenz, P.E.
Brasher & Lorenz
2201 San Pedro NE, Building 1 Suite 1200
Albuquerque, NM 87110

**Re: Highland Office Complex, 312 Adams St SE, Grading and Drainage Plan
Engineer's Stamp dated 12-15-05 (K17-D93)**

Dear Mr. Lorenz,

Based upon the information provided in your submittal received 12-20-05, 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. Prior to Certificate of Occupancy release, a recorded copy of the cross lot drainage easements must be provided for our files. In addition, please note an erroneous invert shown for the approximate 108 feet of 12" storm drain at a 1.79% slope. The western invert shown would place the proposed storm drain at a 0.0% slope.

P.O. Box 1293

Albuquerque

A separate permit (SO#19) is required for construction within City Right of Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

New Mexico 87103

This project requires a National Pollutant Discharge Elimination System (NPDES) permit. If you have any questions regarding this permit please feel free to call the DMD Storm Drainage Design section at 768-3654 (Charles Caruso).

www.cabq.gov

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

Sincerely,

Kristal D. Metro, P.E.
Senior Engineer, Planning Dept.
Development and Building Services

C: Matt Cline, Arroyo Maintenance
Liz Sanchez, Excavation Permits
Charles Caruso, DMD Storm Drainage Design
File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 06/22/2005)

PROJECT TITLE: HIGHLAND OFFICE COMPLEX ZONE MAP/DRG. FILE # 1217. 193
 DRB#: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 19.33 BLK 11, VALLEY VIEW ADDN
 CITY ADDRESS: 312 ADAMS ST SE

ENGINEERING FIRM: BRASHER & LORENZ
 ADDRESS: 2201 SAN PEDRO NE
 CITY, STATE: ALBU NM

CONTACT: D. LORENZ
 PHONE: 888 6088
 ZIP CODE: 87110

OWNER: SANCHEZ & WADE
 ADDRESS: 916 PARKLAND CIR. SE
 CITY, STATE: ALBU NM

CONTACT: K. WADE
 PHONE: 350. 8698
 ZIP CODE: 87108

ARCHITECT: MIKE BENNETT
 ADDRESS: 1104 PARK SW
 CITY, STATE: ALBU NM

CONTACT: B. BENNETT
 PHONE: 242 1952
 ZIP CODE: 87102

SURVEYOR: PIRTHUS PROFESSIONAL ASSOC
 ADDRESS: 2020 SAN MATEO BLVD NE
 CITY, STATE: ALBU NM

CONTACT: C. TOMLINSON
 PHONE: 881- 6690
 ZIP CODE: 87110

CONTRACTOR: ASSOCIATED PROPERTIES
 ADDRESS: 304 MONTCLAIRE SE
 CITY, STATE: ALBU NM

CONTACT: J. GALIMBRO
 PHONE: _____
 ZIP CODE: 87108

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN 1st SUBMITTAL
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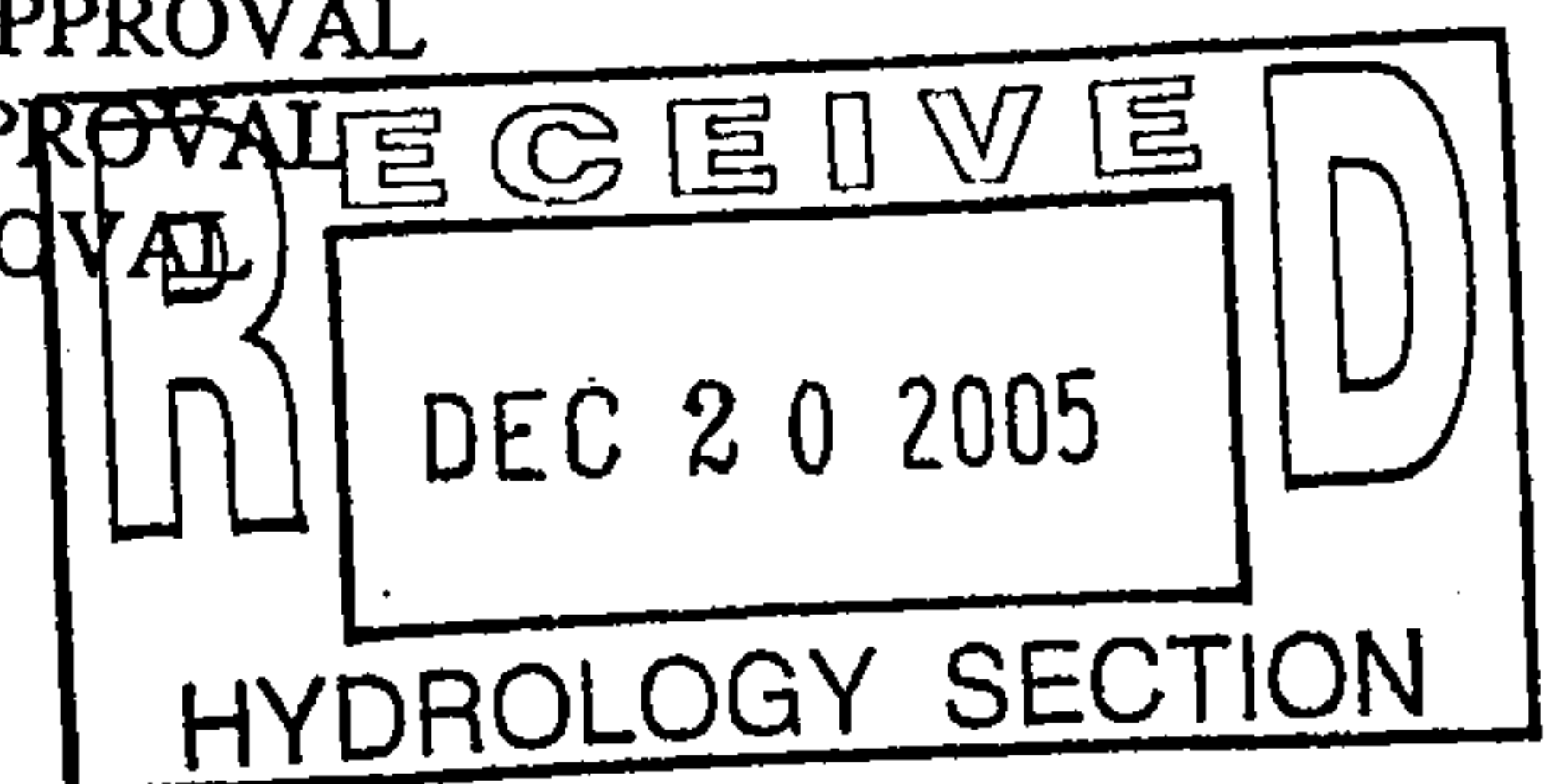
WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☒ NO
☐ COPY PROVIDED

SUBMITTED BY: D. LORENZ DATE: 12.19.05

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December 17, 2005

Bradley L. Bingham PE
Hydrology Review Engineer
City of Albuquerque
PO Box 1293
Albuquerque, New Mexico 87102

SUBJECT: HIGHLAND OFFICE COMPLEX
312 Adams Street SE
(K17/D93)

Dear Brad:

Submitted herewith for approval are 2 copies of the revised Grading and Drainage Plan for the subject project. The Plan has been revised to reflect a site plan change which moved the proposed building 5-feet west. The roofs are to drain east, and will drain to an existing storm inlet in Zuni Road by a 12-inch private storm drain. It is my understanding that Rhombus Professional Associates has been retained to prepare and process an encroachment agreement for the portion of the site that encroaches into Zuni. The Owner also intends to record Drainage Easements on the existing parcels permitting cross-lot drainage.

If you need additional information, or if I can be of any assistance, please feel free to call.

Sincerely,

BRASHER & LORENZ, INC.


Dennis A. Lorenz, PE
Principal

/dl/05533
encl

