



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 25, 2003

Miguel Trujillo, RA Miguel Trujillo & Associates 8504 Spain Rd. NE Albuquerque, NM 87111

RE: Zapateria Pedrito Phase 1 Traffic Circulation Layout Architect's Stamp Dated March 13, 2003 (L-11/D23)

Dear Mr. Trujillo:

The above referenced traffic circulation layout received March 13, 2003 is approved for Building Permit. Please attach a copy of the approved plan to the construction set prior to sign-off by Transportation. Prior to Certificate of Occupancy approval, an Engineer's Certification per the Development Process Manual is required. In your certification, I will be looking for a driveway constructed similar to the one enclosed.

If you have any questions please call me at 924-3986.

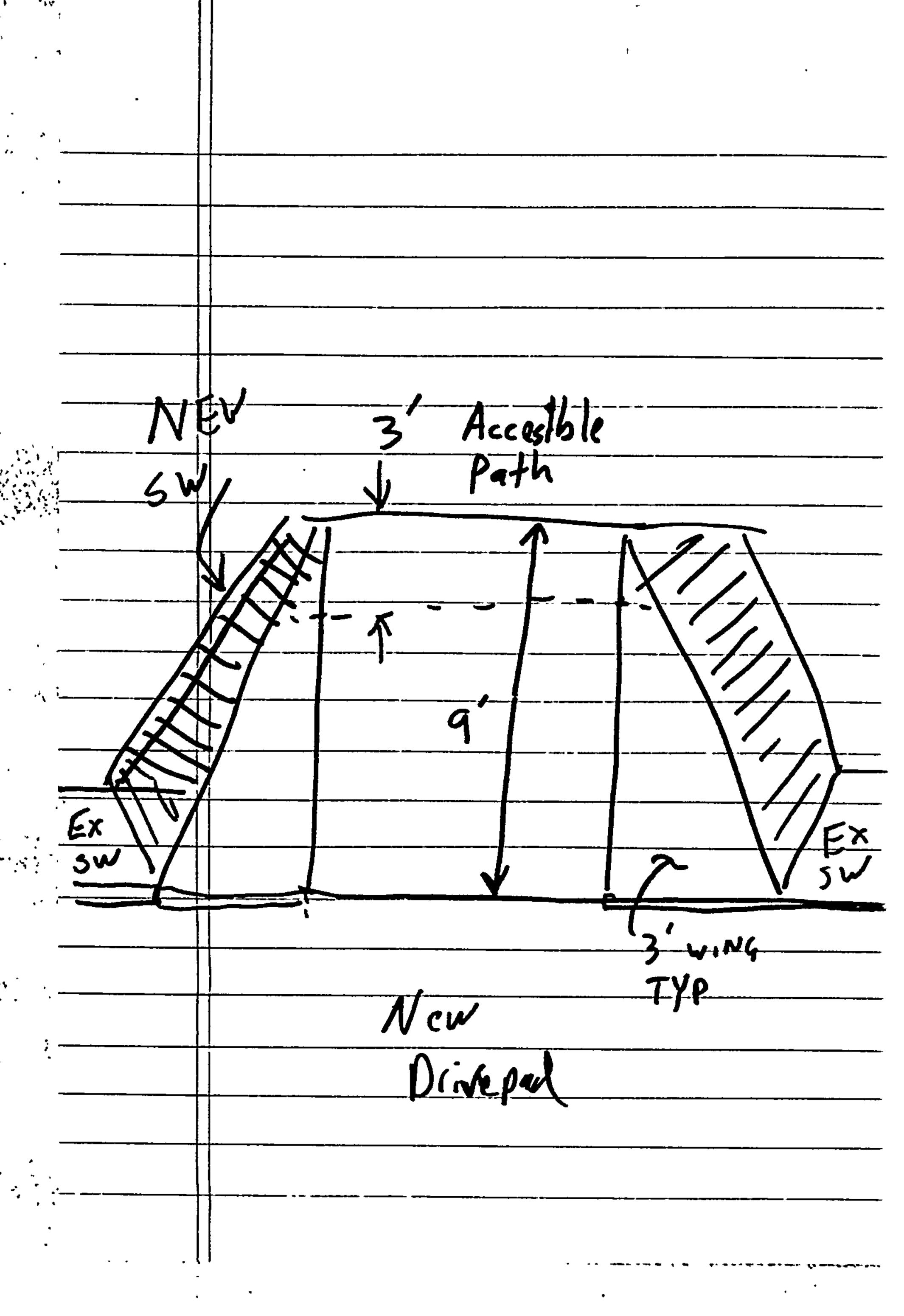
Sincerely,
Brady L. Bill

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: file



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	(L-11/D23)
PROJECT TITLE: ZA PATERIA PEDIZITO -CIOTHING DRB #:EPC#:	SWZONE MAP/DRG. FILE #:
LEGAL DESCRIPTION: SEPILLO THACT & BLOCK S CITY ADDRESS:	os Acros Addetion TRACT B
ENGINEERING FIRM: SANTIAGO ROMONO IN & ASSOC. ADDRESS: SUITE CA 4004 CARLISTE BLUE CITY, STATE: ALBOQUENQUE, NM 8710	INC CONTACT: SAUTIAGO ROMONU IN NE PHONE: 884-5119 ZIP CODE:
OWNER: JOSE ALFREDO MARTINEZ ADDRESS: 728 STETSON PRIJE S.W. CITY, STATE: ALBUQUERQUE, NM 8712	CONTACT: JOSE MANTINE Z PHONE: ZIP CODE:
ARCHITECT: MIGUE / TRUJUCIO & ASSOC. ADDRESS: 8504 SPAIN Rd. NE. CITY, STATE: ALBUQUENQUE, NM B7-WI	CONTACT:
SURVEYOR:ADDRESSCITY, STATE:	CONTACT:PHONE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
DRAINAGE REPORT DRAINAGE PLAN 1* 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 FINAL PLAT APPROVAL FOUNDATION 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	D) [基金 [1] [1] [1] [1] [1] [1] [1] [1] [1] [1]
reduces the approvals of Site Development Plans and/or Subdivi	HYDROLOGY SECTION ANTIAGO ROMENU JA sion Plats shall be accompanied by a drainage submittal
The particular nature, location and scope of the proposed dever more of the following levels of submittal may be required based or	slopment defines the degree of drainage detail. One o

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

(5) acres and Sector Plans.

acres.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

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RECIPROCAL CROSS LOT ACCESS AND DRAINAGE EASEMENT

THIS RECIPROCAL CROSS LOT ACCESS AND DRAINAGE EASEMENT, by the owner of the two parcels known as SEDILLO TRACT and BLOCK 5 LOS ALTOS ADDITION. The owner (Grantor) of both lots is Dennis Romero (An Individual), whose address is 5134 Bridge Blvd. SE, Albuquerque, New Mexico 87121.

- 1. Grant of Reciprocal Cross Lot Access and Drainage Easement. The Grantor grants to each of the parcels known as SEDILLO TRACT and BLOCK 5 LOS ALTOS ADDITION the right to allow access and drainage flows to flow from one parcel to the other.
- 2. Warranties. Grantor covenants and warrants that it is the owner in fee simple of the Property and that it has a good lawful right to convey the Property of any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.
- Binding on Grantor's Property. The grant and other provisions of this Easement constitute gns

J.	covenants running with title to the Property for the benefit of both owners and its successor and assignated.
	Temporary. This easement will be released by the City when the City Engineer determines that the Easement is no longer required.
WI	TNESS my hand and seal this 13th day of Much, 2003
Ow	ner: SEDILLO TRACT Owner: BLOCK 5 LOS ALTOS ADDITION
	Dennis Romm
STA	ATE OF NEW MEXICO)
CO	UNTY OF BERNALLIO)
This	sinstrument was acknowledge before me this 3 day of March, 2003

My Commission Experies:_

Mary Herrera

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2003040936 5823938 Page: 1 of 1 03/13/2003 02:11P Bk-A52 Pg-857

FRED WONT AREAD & AMBRICA THE FOUNDAMENT For AMS PORTO 3/1603.

MAIL ROUTING SLIP

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ALREADY STAMPED. Keep all mail FACED IN THE Please SORT mail according to SIZE and WEIGHT. Separate OUT-OF-TOWN mail from LOCAL SAME DIRECTION. If the mail is FIRST CLASS and is TOBE SEALED, OVERLAP THE FLAPS. mail, and MAIL TO BE METERED from mail

(REVISED) (10-67)



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 3, 2003

Miguel Trujillo, RA
Miguel Trujillo & Assoc., Inc.
4004 Carlisle NE, Ste C4
Albuquerque, NM 87107

Re: Zapateria Pedrito Phase 1 Traffic Circulation Layout Architect's Stamp dated 2-19-03 (L11/D23)

Dear Mr. Romero,

Based upon the information provided in your submittal dated 1-24-03, the above referenced plan cannot be approved for Building Permit for Phase 1 until the following comments are addressed.

- A cross-lot access easement with lot B will be needed for the shared driveway unless a replat is done.
- Dimensions of the eastern parking stalls and width of the southern stalls is needed on your plan. Parking on the west side will not be allowed since there is not enough room.
- What type of delivery vehicle is to be used? Will this block the drive aisle or driveways?
- The width of the emergency drive infers that one-way traffic is desired. Please show all
 pavement markings/signage to achieve this.
- All required parking spaces must be paved. Those provided beyond the minimum may be graveled.
- Per the new zoning regulations, the sidewalk adjoining a building with cars possibly overhanging it must be 8' in width. Please adjust your plan or show curb stops.

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

Sincerely, B.

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: Santiago Romero file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

ZAPATONIA PEDDITO PH.1	L-11/D23
PROJECT TITLE: COMM. BODE - 2FIRST PHOSE DRB #:EPC#:	ZONE MAP/DRG. FILE #:
LEGAL DESCRIPTION: SEDIUD TRACT, BUD CITY ADDRESS: 5911 BRIDGE SUYD.	CK 5 LOS ALTOS ADDITION
ENGINEERING FIRM: ADDRESS: CITY, STATE:	CONTACT: PHONE: ZIP CODE:
OWNER: ALFREDO MARTINEZ. ADDRESS: 728 STETSON DR. S.W. CITY, STATE: A CRUP, NM	CONTACT: <u>ALFRED MARTINEZ</u> PHONE: <u>259 - 7072</u> ZIP CODE: <u>87120</u>
ARCHITECT: MIGHET TRUSTUDE ASSOC, ADDRESS: 8504 SPAIN RD.NE CITY, STATE: ALBUQ, NM	CONTACT: A, MIBUEZ /1241140 PHONE: 821-5687 410- 4776 ZIP CODE: 8211
SURVEYOR: HARRIS SURVEY IN 6. ADDRESS CITY, STATE: ALBUR, NM	CONTACT: TONY FARRIS PHONE: 87110
CONTRACTOR: A MIGUET TRUITLE ADDRESS: 5564 SPAIN RD NE CITY, STATE: ALBUSP, NM.	CONTACT: 4 MIGUEZ / RYJILLO PHONE: 82/-5687 ZIP CODE: 87111
CHECK TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: YES NO COPY PROVIDED	FEB 1 9 2003 HYDROLOGY SECTION
DATE SUBMITTED: DEC 2002_BY: SA	NY1460 Kombro V.t.

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.



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 3, 2003

Santiago Romero, PE Santiago Romero & Assoc., Inc. 4004 Carlisle NE, Ste C4 Albuquerque, NM 87107

Re: Zapateria Pedrito Phase 1 Grading and Drainage Plan Engineer's Stamp dated 1-24-03 (L11/D23)

Dear Mr. Romero,

Based upon the information provided in your submittal dated 1-24-03, the above referenced plan cannot be approved for Building Permit for Phase 1 until the following comments are addressed.

- The grading plan does not match completely with the traffic circulation layout. There are landscape and gravel areas noted as paving.
- The new driveways should be ADA accessible and therefore, some additional sidewalk and more gentle slopes will be required.

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

Sincerely, Blue Brush . Blue

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: Miguel Trujillo

file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

	(L-11/D2)
PROJECT TITLE: ZAPATERIA PEDRITO-CLOTHING STO	ZONE MAP/DRG. FILE #:
LEGAL DESCRIPTION: SEDILUO TRACT & TRACT B BLOCK	KS LOSALTOS ADOITION
ENGINEERING FIRM: SANTIAGO ROMANO SE & ASSOC ADDRESS: SUITE C4 4004 CARUSUS BIUL N CITY, STATE: ALBUQUONDUE, NM 87107	PHONE: <u>505-884-5119</u> ZIP CODE: <u>87107</u>
OWNER: JOSE A. MANTINEZ - MANTINEZ ADDRESS: 728 STETSON DR. SW CITY, STATE: AUBIQUET, NIM	CONTACT: PHONE: ZIP CODE:
ARCHITECT: MIGUEL TRUIT/O ADDRESS: 8504 Spain Rd NE CITY, STATE: ALBUQUERQUE NM SURVEYOR: HARRIS SUMENING, INC	CONTACT: M14 ve Truju /o PHONE: 821-5687 ZIP CODE: 8711 CONTACT:
ADDRESS <u>2412-D Monnoe St Ne</u> . CITY, STATE: <u>ALBUQUEUNE</u> , NM	PHONE: ZIP CODE: 871/0
CONTRACTOR:ADDRESS:CITY, STATE:	CONTACT: PHONE: ZIP CODE:
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WAS A PRE-DESIGN CONFERENCE ATTENDED: X YES NO COPY PROVIDED	

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

ALSO SEE

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P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 25, 2003

Santiago Romero Jr., PE Santiago Romero Jr. and Associates, Inc. 4004 Carlisle NE, Ste C4 Albuquerque, NM 87107

RE: Zapateria Pedrito Phase 1 Grading and Drainage Plan (L-11/D23)

Engineer's Stamp Dated March 13, 2003

Dear Mr. Romero:

The above referenced grading and drainage plan received March 13, 2003 is approved for Building Permit. Please attach a copy of the approved plan to the construction set prior to sign-off by Hydrology. Prior to Certificate of Occupancy approval, an Engineer's Certification per the Development Process Manual is required. In your certification, I will be looking for a driveway constructed similar to the one enclosed.

If you have any questions please call me at 924-3986.

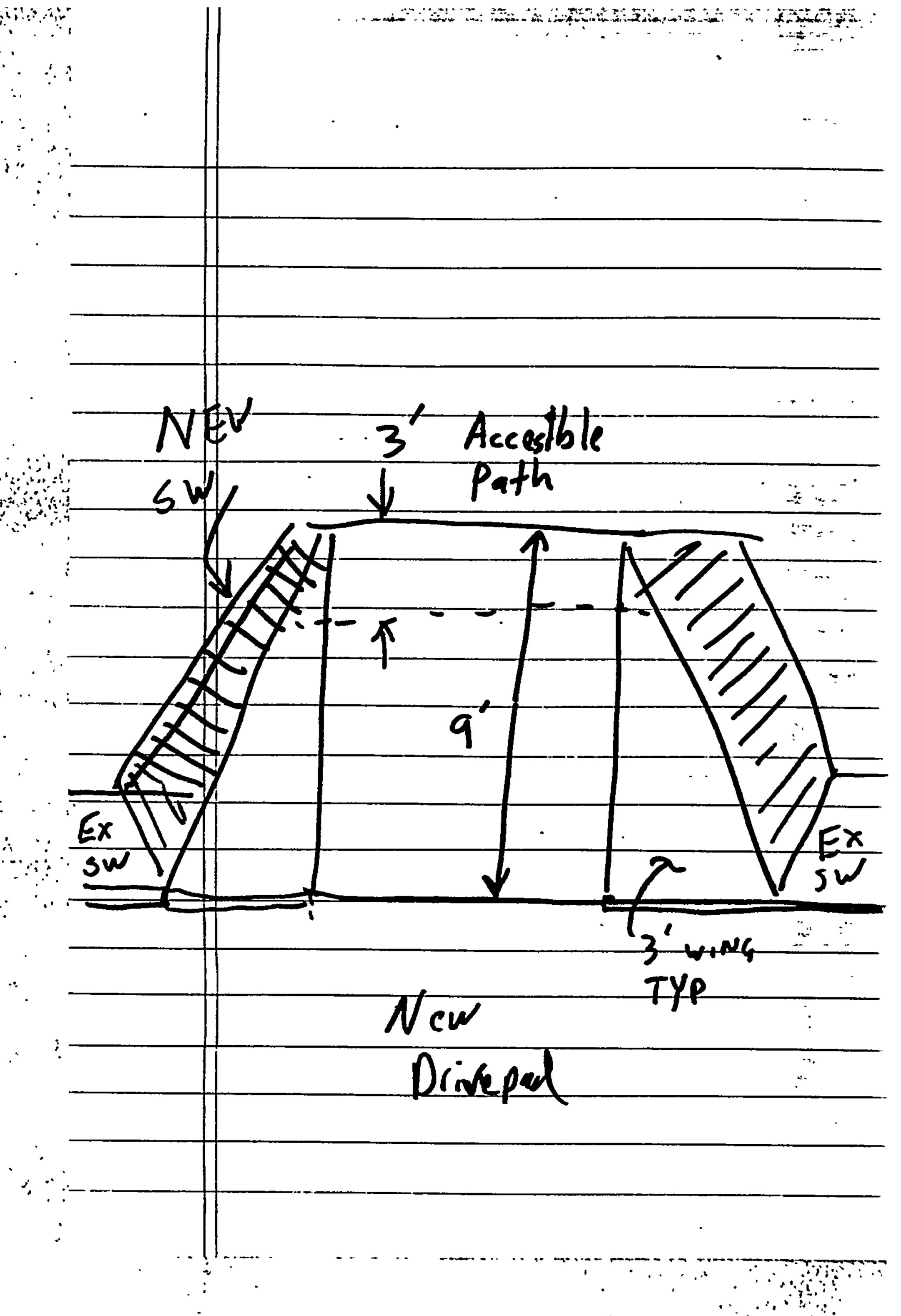
Sincerely,

Bradley L. Bingham, PE

Sr. Engineer, Planning Dept.

Development and Building Services

C: file



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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: ZA PATERIA PEDIZITO -CIOTAING STORE MAPIDRG. FILE #: L-11-2 DRB #:
WORK ORDER#:WORK ORDER#:
LEGAL DESCRIPTION: SEPICLO THACT & BLOCK 5 LOS ALTOS Add from THACT B
ENGINEERING FIRM: SANTIAGO ROMONO IN S'ASSOC. INC. ADDRESS: SUITE CA 4004 CANUS LE BLUL NE PHONE: 884-5119 CITY, STATE: ALBUQUENQUE, NM 87107 ZIP CODE:
OWNER: JOSE ALFREDO MANTINEZ ADDRESS: 728 STETSON PRIJE S.W. PHONE: CITY, STATE: ALBUQUENQUE, NM 8712/ ZIP CODE: ZIP CODE:
ARCHITECT: MIGUE / TOWIJICLO & ASSOC. ADDRESS: 8504 Spain Rd. NE. CITY, STATE: ALBOQUENQUE, NM B7-WI ZIP CODE: ZIP CODE:
SURVEYOR:
ADDRESS CONTACT: PHONE: CITY, STATE: ZIP CODE:
CONTRACTOR: CONTACT:
ADDRESS:PHONE
CITY, STATE: ZIP CODE:
CHECK TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT:
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WAS A PRE-DESIGN CONFERENCE ATTENDED:
YES NO COPY PROVIDED MAR 1 3 2003
DATE SUBMITTED: 3/13/2003 BY: Switch L/ HYDROLOGY SECTION
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