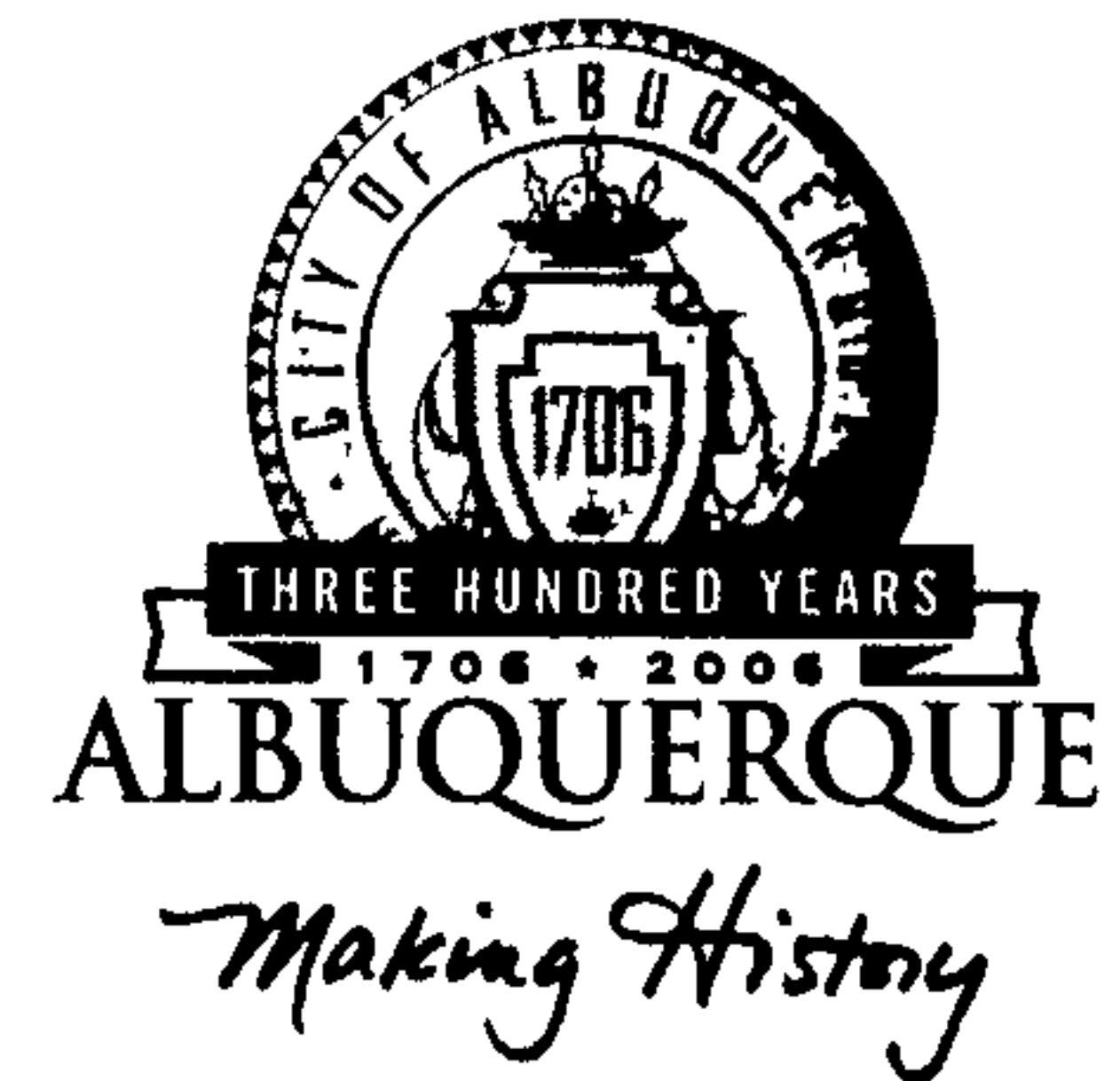


CITY OF ALBUQUERQUE



**Planning Department
Transportation Development Services Section**

October 1, 2004

Martin J. Garcia, P.E.,
ABQ Engineering, Inc.
6739 Academy Rd. NE., Ste. 130
Albuquerque, NM 87109

Re: Certification Submittal for Final Building Certificate of Occupancy for
ABT Properties(Office & Warehouse), [L-21 / D57]
10820 Cochiti Rd SE
Stamp Dated (None provided)

Dear Mr. Garcia:

P.O. Box 1293

Albuquerque

New Mexico 87103

www.cabq.gov

The TCL / Letter of Certification submitted on September 30, 2004 is not sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). The following items need to be addressed prior to approval: **Provided letter of certification with Engineer Stamp and Signature (add the word "Substantial Compliance" is part of the certification wording), the Site Plan being certified will need to match the Site Plan that was approved on November 21, 2003.**

The TCL (or DRB Site Plan) submitted for Final C.O. needs to be the exact copy of the approved TCL in the plan set approved for building permit. This will be the latest edition, which may have redlined comments, initialled and dated by the designer-of-record.

Resubmit acceptable package along with fully completed Drainage Information Sheet to front counter personnel for log in and evaluation by Transportation.

Sincerely,

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

c: Engineer
Hydrology file
CO clerk

September 30, 2004

Mr. Wilfred Gallegos, PE
Traffic Engineer, Planning Dept.
Development and Building Services
City of Albuquerque
600 2nd Street NW
Albuquerque, NM 87102

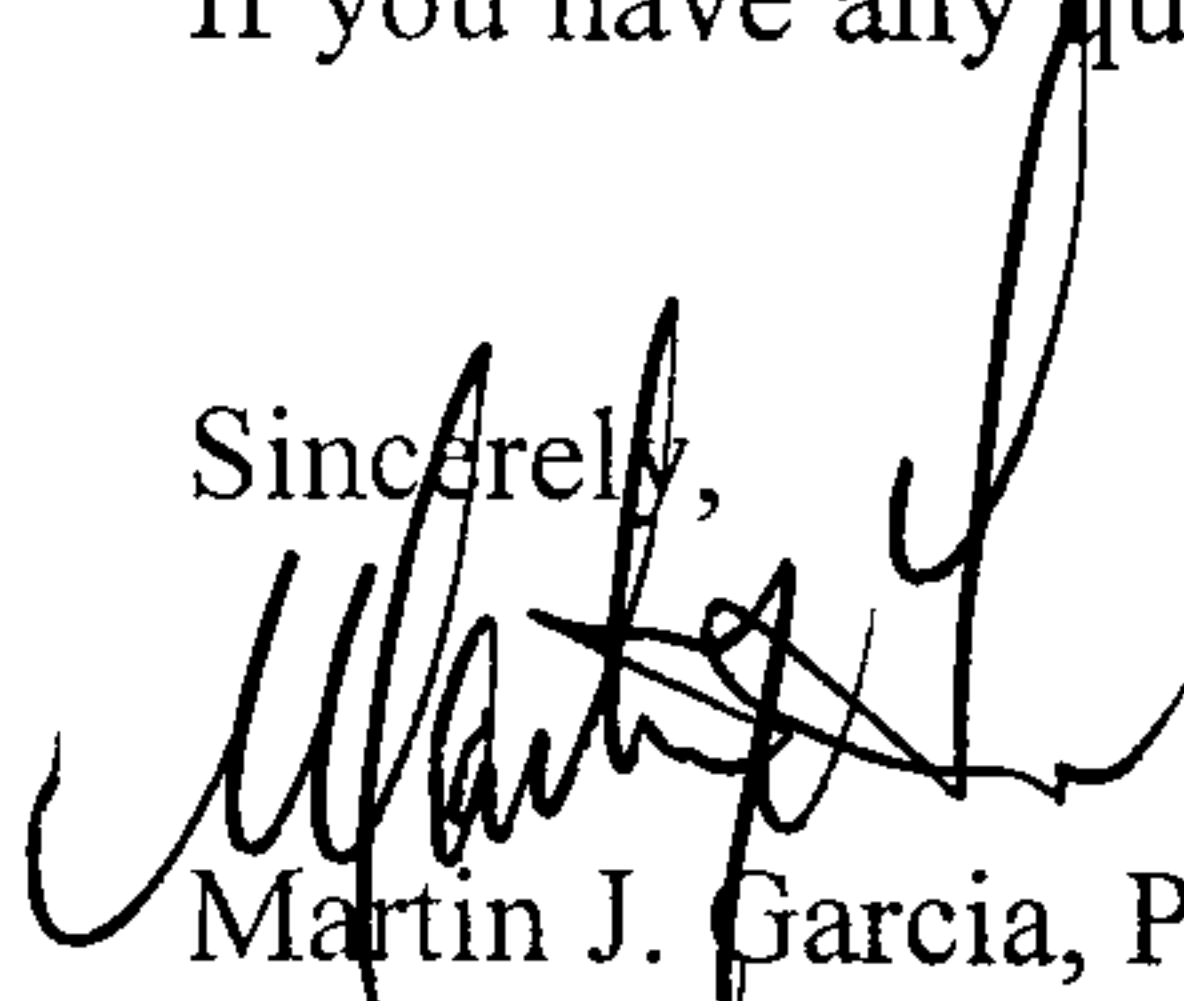
RE: ABT Properties, 10820 Cochiti Rd SE

Dear Mr. Gallegos,

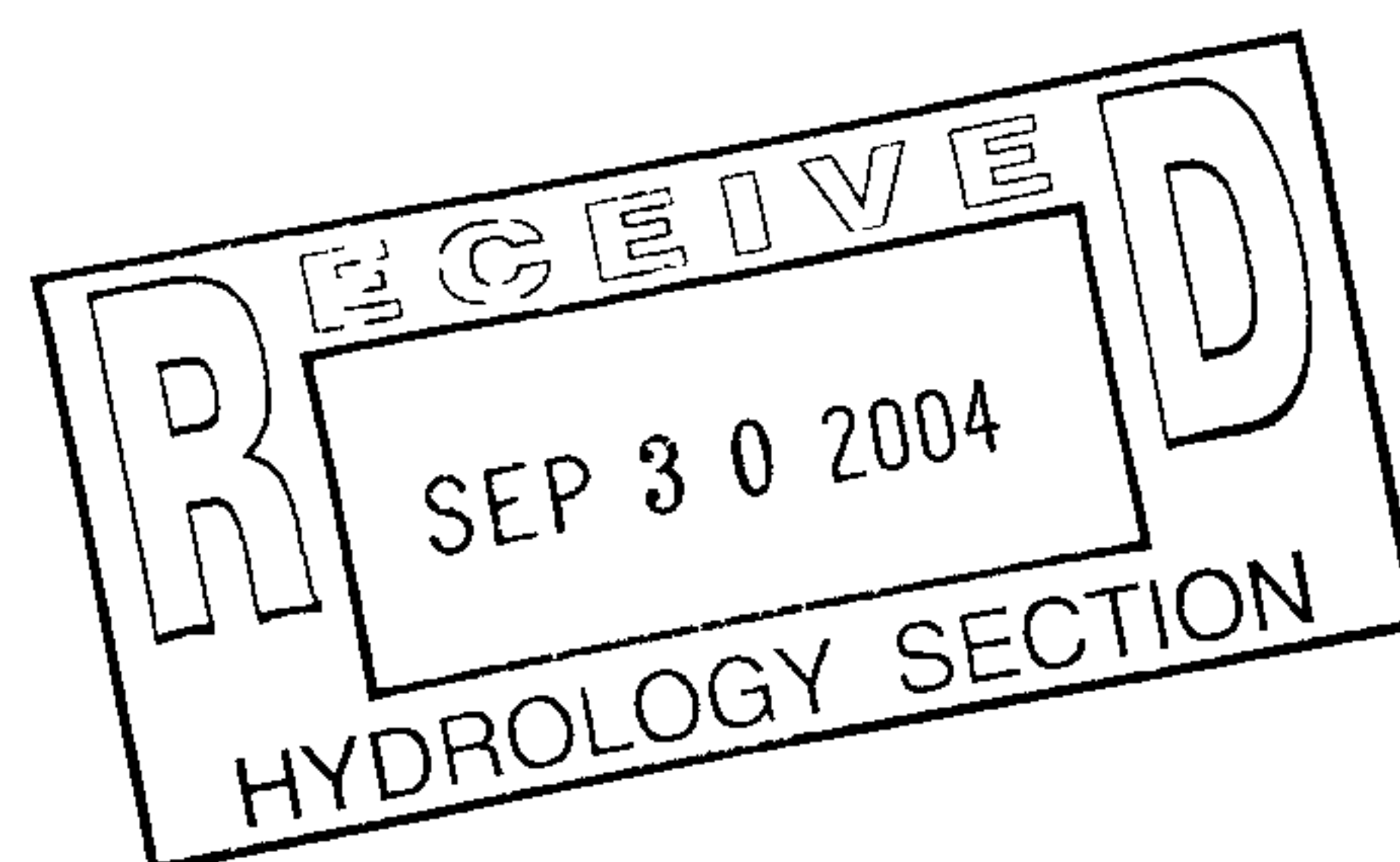
Enclosed herewith is the revised Traffic Circulation Layout for ABT Properties for your approval.

If you have any questions or require additional information, please call me at 255-7802.

Sincerely,



Martin J. Garcia, PE
ABQ Engineering Inc.
23104



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: New Office/Warehouse for
ABT PROPERTIES
DRB #: _____ EPC#: _____

ZONE MAP/DRG. FILE #: L-21/D057
WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 13 & 14, Block 11, Tract A, East Central Business Addition
CITY ADDRESS: 10820 Cochiti Rd SE

ENGINEERING FIRM: ABQ Engineering Inc.
ADDRESS: 6739 Academy Rd NE Suite 130
CITY, STATE: Albuquerque, NM

CONTACT: Martin J. Garcia
PHONE: 505.255.7802
ZIP CODE: 87109

OWNER: ABT Properties
ADDRESS: 10820 Cochiti Rd SE
CITY, STATE: Albuquerque, NM

CONTACT: Greg Thompson
PHONE: 350-0762
ZIP CODE: 87123

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ 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

CHECK TYPE OF APPROVAL SOUGHT:

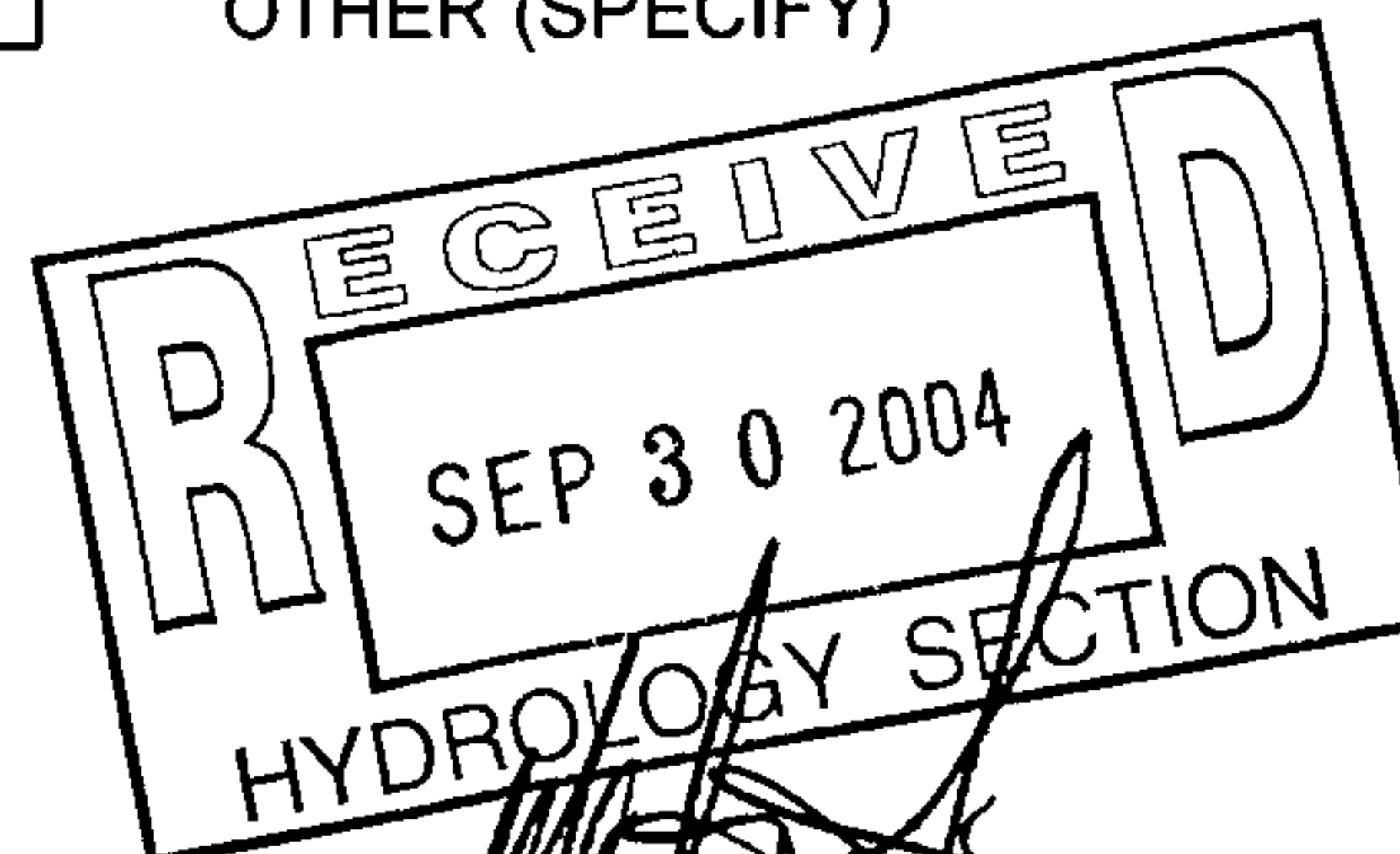
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY (PERM.)
- ☐ CERTIFICATE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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 9/30/2004

BY: Martin J. Garcia



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

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



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 21, 2003

Martin Garcia
ABQ Engineering, Inc.
1631 Eubank NE, Suite C
Albuquerque, New Mexico 87112

RE: Traffic Circulation Layout for ABT Properties (L21-D57) Dated November 14, 2003

Dear Mr. Garcia:

The above referenced TCL is approved for Building Permit. Upon completion please certify the project per the DPM for release of Certificate of Occupancy.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya
City Floodplain Administrator

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: ABT PROPERTIES New Office Bldg ZONE MAP/DRG. FILE #: E-21
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOT 13A (Formerly Lot 13, Lot 14) Block 11 East Central Business Addition
CITY ADDRESS: 10820 COCHITI SE

ENGINEERING FIRM: ABQ ENGINEERING, INC.
ADDRESS: 1631 EUBANK NW SUITE C
CITY, STATE: ALBUQUERQUE NM, 87112

CONTACT: MARCO J. GARCIA
PHONE: 255-7902
ZIP CODE: _____

OWNER: ABT PROPERTIES LLC
ADDRESS: 10816 COCHITI RD SE
CITY, STATE: ALBU NM

CONTACT: _____
PHONE: _____
ZIP CODE: 87123

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

- ☐ 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

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:

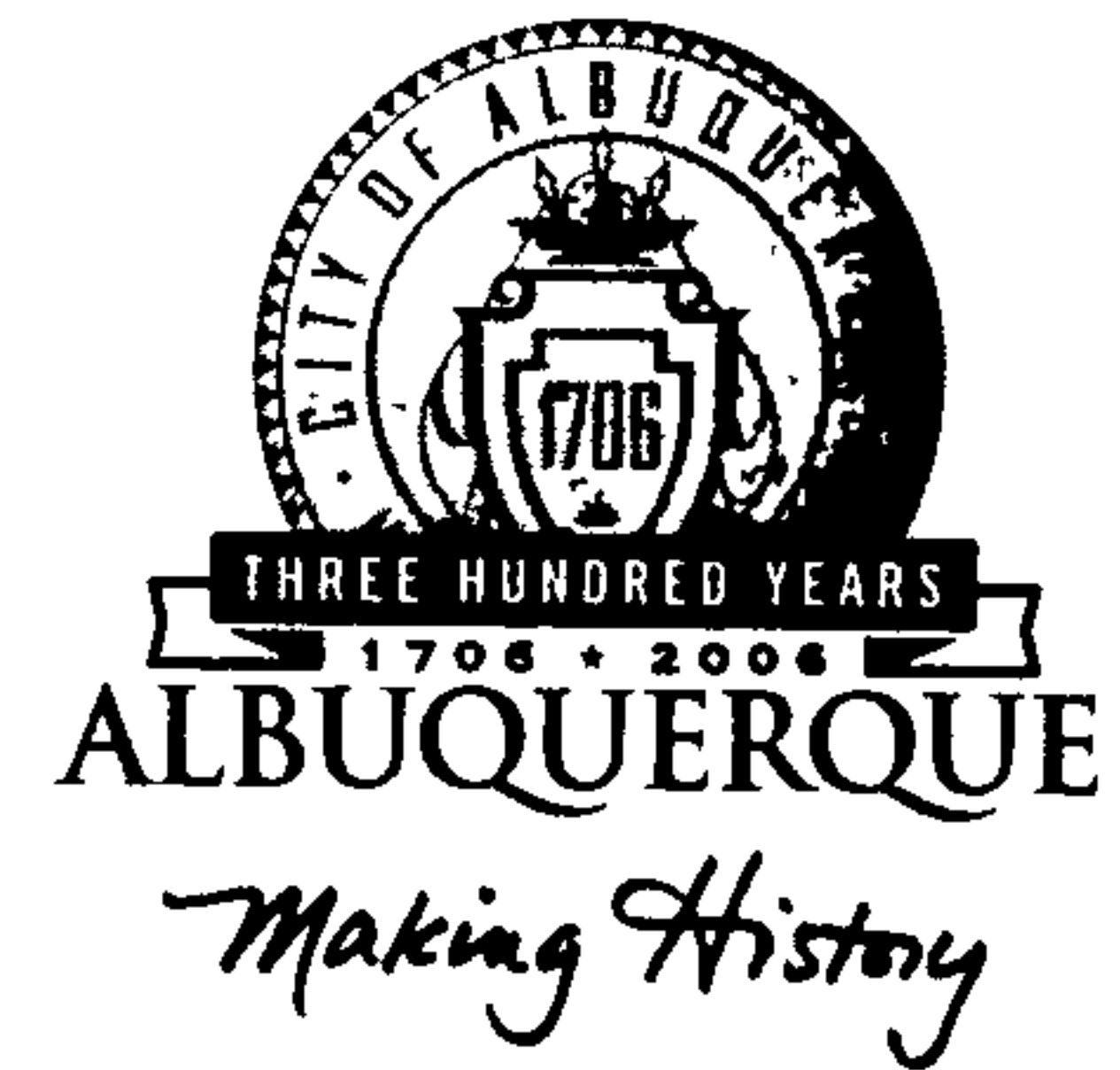
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 11/13/07 BY: [Signature]

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

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

CITY OF ALBUQUERQUE



September 2, 2004

Martin Garcia, P.E.
ABQ Engineering
6739 Academy Rd. Suite 130 NE
Albuquerque, NM 87109

**Re: New Office/Warehouse for ABT Properties, 10820 Cochiti Rd SE,
Certificate of Occupancy**

Engineer's Stamp dated 11-05-04 (L21-D57)

Certification dated 9-02-04

Dear Mr. Garcia,

P.O. Box 1293

Based upon the information provided in your submittal received 9-02-04, 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 924-3981.

New Mexico 87103

www.cabq.gov

Sincerely,

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

C: Phyllis Villanueva
file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

L-21/D57

PROJECT TITLE: ABT Properties

DRB #: _____

EPC#: _____

ZONE MAP/DRG. FILE #: L-21

WORK ORDER#: _____

LEGAL DESCRIPTION: Lots 13 & 14, Block 11, Tract A, East Central Business Addition

CITY ADDRESS: 10820 Cochiti Rd SE

ENGINEERING FIRM: ABQ Engineering Inc.

ADDRESS: 6739 Academy Rd NE Suite 130

CITY, STATE: Albuquerque, NM

CONTACT: Martin J. Garcia

PHONE: 505.255.7802

ZIP CODE: 87109

OWNER: ABT Properties

ADDRESS: 10820 Cochiti Rd

CITY, STATE: Albuquerque, NM

CONTACT: Greg Thompson

PHONE: 350-0762

ZIP CODE: 87123

ARCHITECT: _____

ADDRESS: _____

CITY, STATE: _____

CONTACT: _____

PHONE: _____

ZIP CODE: _____

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

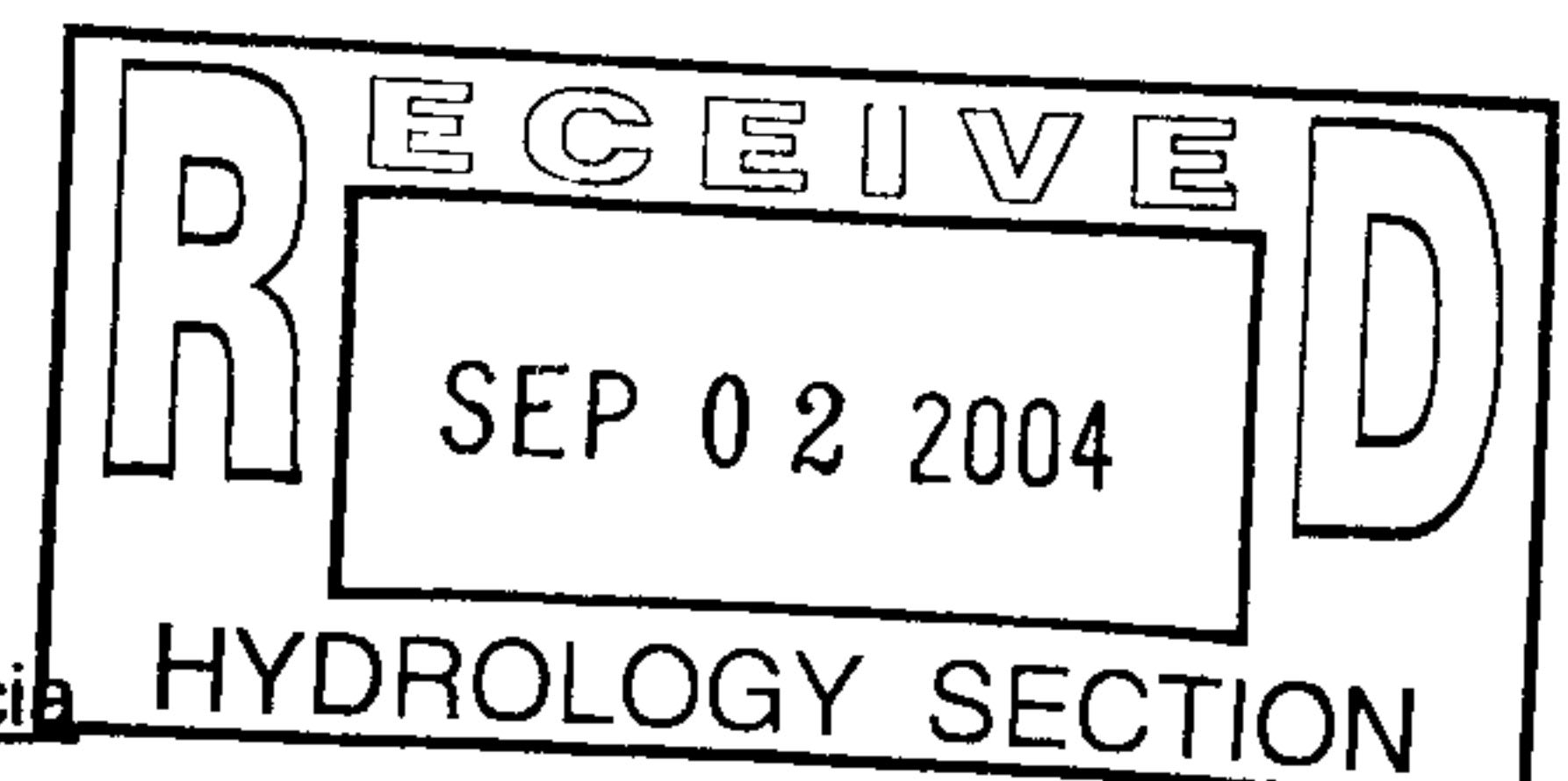
- ☐ SIA / FINANCIAL GUARANTEE RELEASE
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY (PERM.)
☐ CERTIFICATE OF OCCUPANCY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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED

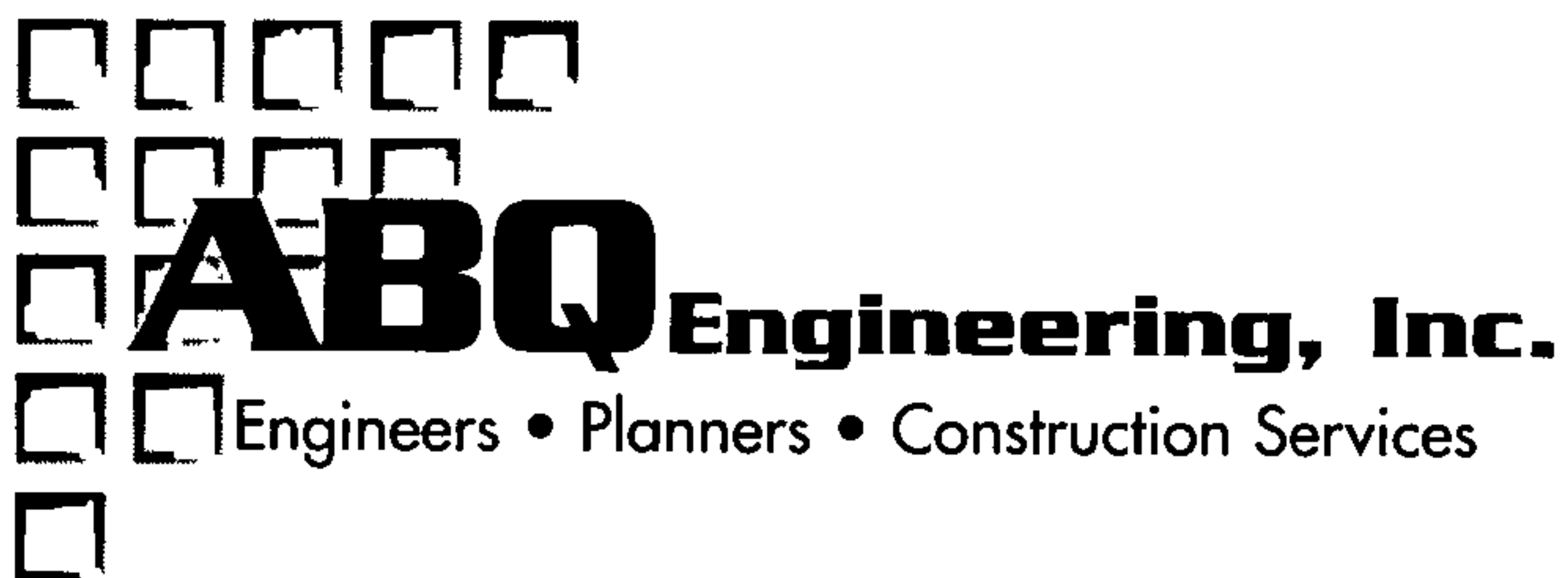
DATE SUBMITTED: 9/2/2004

BY: Martin J. Garcia



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.



November 5, 2003

Mr. Carlos Montoya, PE
City of Albuquerque Development Services
600 2nd Street SW
Albuquerque, NM 87102

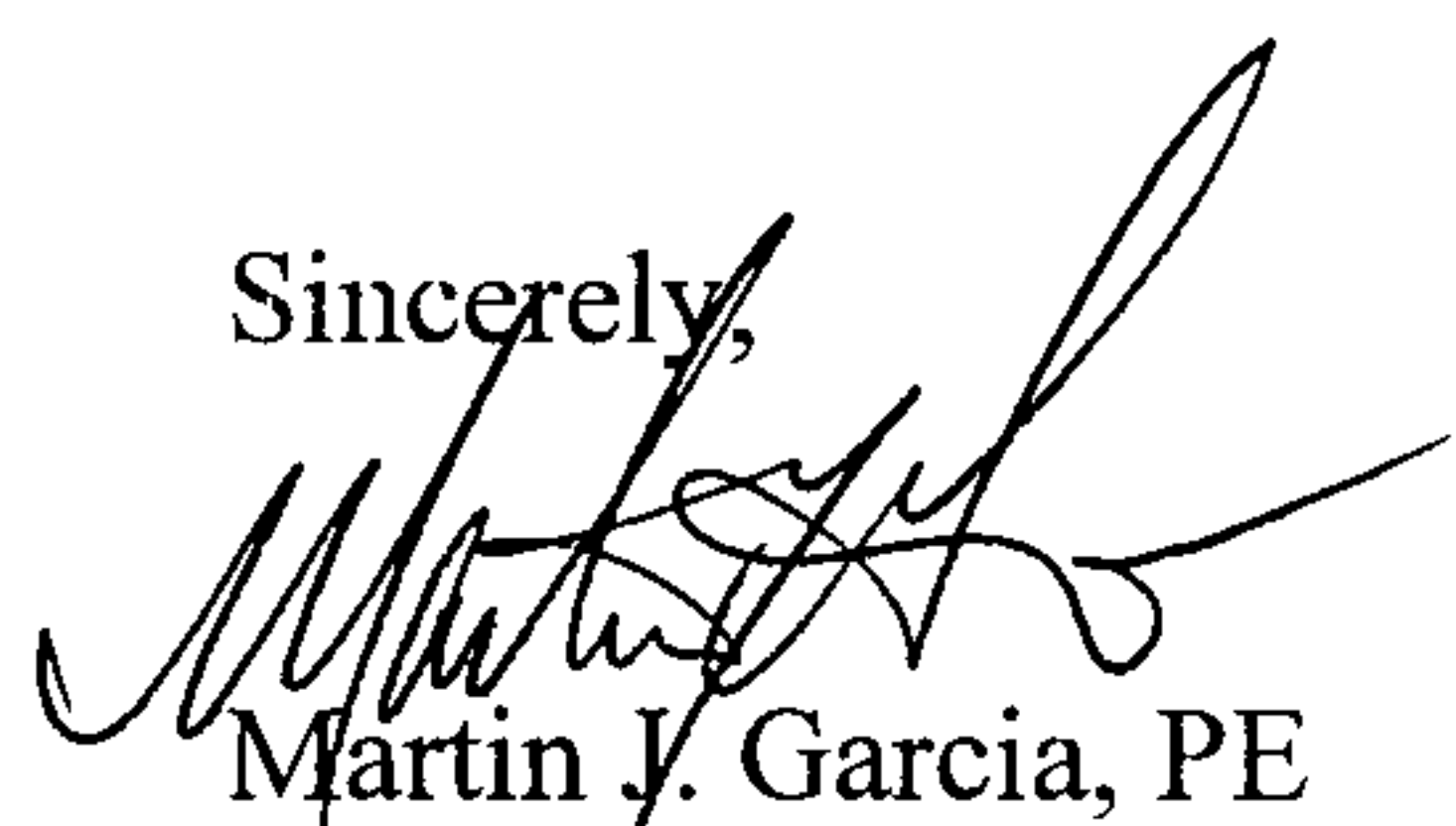
RE: ABT Properties Revised Grading and Drainage Plan

Mr. Montoya,

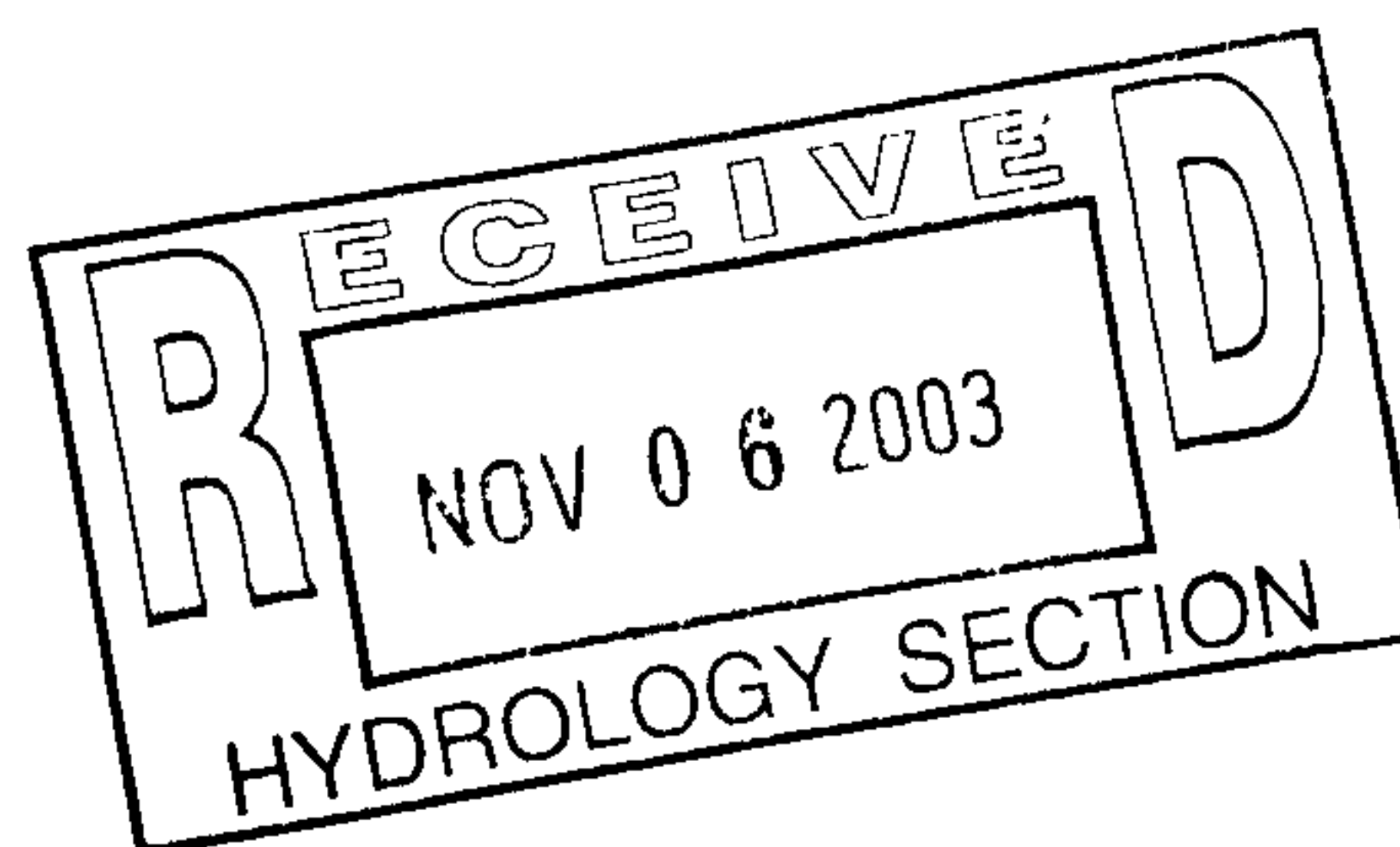
Enclosed herewith is the revised grading and drainage plan for the ABT Properties. The plan has been modified to address your comments of October 31, 2003 and is ready for final approval. With regard to comment number 1, the property was in the process of consolidation from three lots to two, and the consolidation was approved on November 4, 2003. All other comments are reflected on the revised plan. Enclosed also is a copy of your October 31, 2003 comments for your use.

If you have any questions or need additional information, please call me at 255-7802.

Sincerely,



Martin J. Garcia, PE
ABQ Engineering, Inc.
23104



DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

23104

L-21/057

PROJECT TITLE: NEW OFFICE/WAREHOUSE BLDG ABT HARBOUR ZONE MAP/DRG. FILE #: L-21
 DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 13 & 14 BLOCK 11 TRACT A EAST CENTRAL BUSINESS ADDITION
 CITY ADDRESS: 10820 COCHITI RD SE

ENGINEERING FIRM: ABT ENGINEERING
 ADDRESS: 1631 EUBANK NE SUITE C
 CITY, STATE: ALBUQU, NM 87112

CONTACT: STEVE KAIPE
 PHONE: 255-7802
 ZIP CODE: _____

OWNER: ABT PROPERTIES
 ADDRESS: 1631 EUBANK NE SUITE C
 CITY, STATE: ALBUQU

CONTACT: _____
 PHONE: _____
 ZIP CODE: 87112

ARCHITECT: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

SURVEYOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CONTRACTOR: _____
 ADDRESS: _____
 CITY, STATE: _____

CONTACT: _____
 PHONE: _____
 ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

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

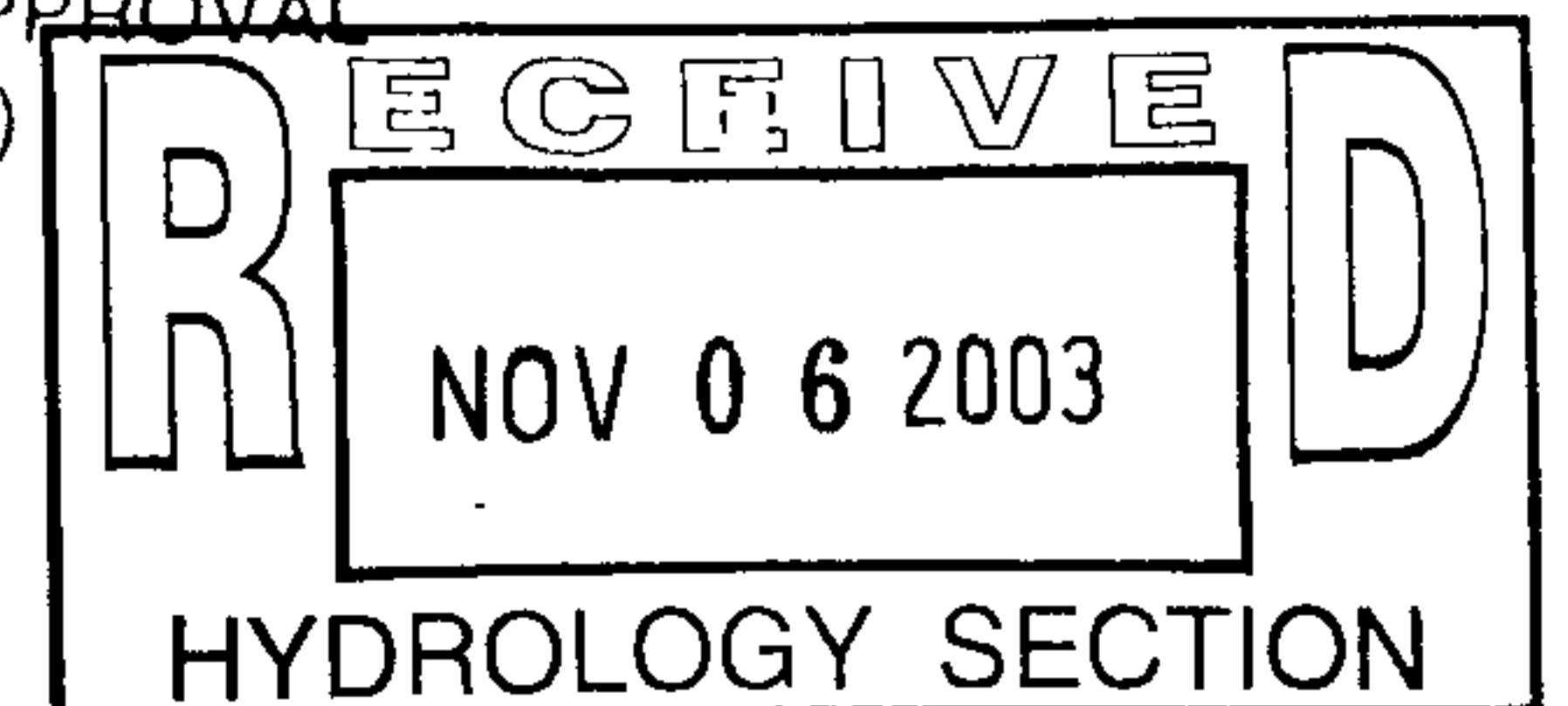
CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED 11/5/03 BY [Signature]



Frequently, the approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The purpose, 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:

- Conceptual Grading and Drainage Plan: Required for all projects greater than 10,000 sq. ft.
- Drainage Plans: Required for all projects greater than 10,000 sq. ft. and less than 100,000 sq. ft.
- Drainage Report: Required for all projects greater than 100,000 sq. ft.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 31, 2003

Martin Garcia, P.E.
ABQ Engineering
1631 Eubank NE Suite C
Albuquerque, NM 87112

**Re: New Office / Warehouse Building for ABT Properties LLC, Grading and
Drainage Plan**

Engineer's Stamp dated 10-09-03 (L21/D57)

Dear Mr. Garcia,

Based upon the information provided in your submittal received 10-16-03, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. Three lots are shaded in on the vicinity map, but only two lots are included in the legal description.
2. Please define the site's proximity to the flood zone.
3. Include a benchmark.
4. Define offsite flows, if any.
5. Please include more spot elevations.
6. Show and define any existing drainage infrastructure or easements.
7. Please include your drainage calculations.

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

Sincerely,

Carlos A. Montoya, PE
City Floodplain Administrator

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET
(REV. 1/11/2002)

PROJECT TITLE: NEW OFFICE/WAREHOUSE BLDG ABT Properties ZONE MAP/DRG. FILE #: L-21
DRB #: _____ EPC#: _____ WORK ORDER#: _____

LEGAL DESCRIPTION: LOTS 13 & 14 BLOCK 11 TRACT A EAST CENTRAL BUSINESS ADDITION
CITY ADDRESS: _____

ENGINEERING FIRM: ABD ENGINEERING
ADDRESS: 1631 EUBANK NE SUITE C
CITY, STATE: ALBUQ, NM 87112

CONTACT: STEVE KRIPE
PHONE: 255-7802
ZIP CODE: _____

OWNER: ABT Properties
ADDRESS: 1631 EUBANK NE SUITE C
CITY, STATE: ALBUQ

CONTACT: _____
PHONE: _____
ZIP CODE: 87112

ARCHITECT: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

SURVEYOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CONTRACTOR: _____
ADDRESS: _____
CITY, STATE: _____

CONTACT: _____
PHONE: _____
ZIP CODE: _____

CHECK TYPE OF SUBMITTAL:

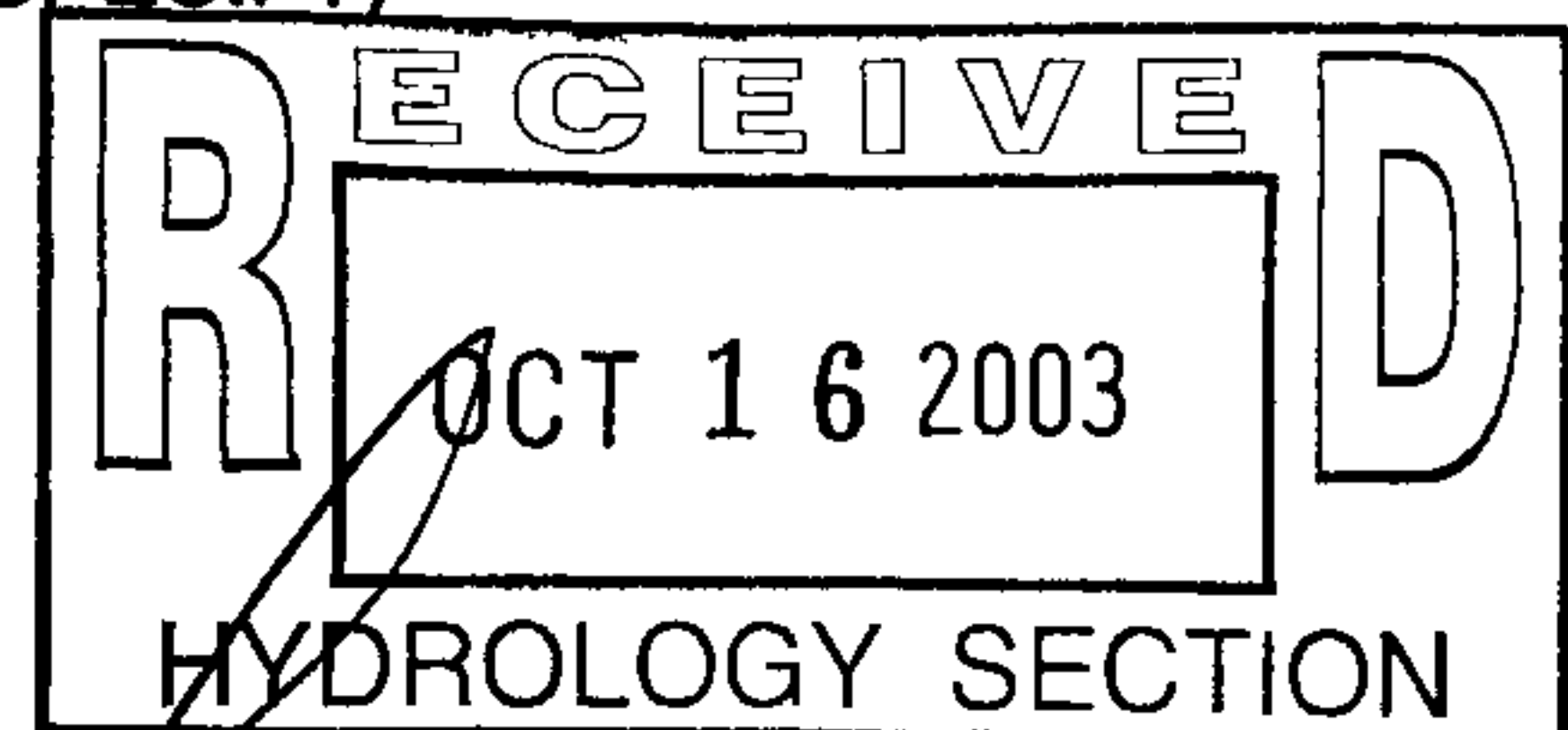
- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☒ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
☐ OTHER _____

CHECK TYPE OF APPROVAL SOUGHT:

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
☐ NO
☐ COPY PROVIDED



DATE SUBMITTED: 10/16/03 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