Cc: Sean Gilligan; Rich Kraemer

Subject: Lot 2B Broadway Industrial Follow Up

Curtis,

I have cc'd Sean Giligan, the prospective tenant for this land, as well as the principal owner, Rich Kraemer.

Sean and I met today and reviewed the recorded documents regarding the <u>Unit 3 Revision to the Grading and Drainage Plan</u> as well as the <u>Broadway Industrial Center Unit 2, Lot 2A thru Lot 2D Grading and Drainage Plan</u>, which are attached.

In my previous conversation with you I took away that you needed to know the assumptions made by the engineer regarding the impervious percentage of the lots that are to drain in to the retention pond (Lot 2A) to be sure that the current retention pond was properly sized. In speaking with Doug Hughes from Mark Goodwin and Associates, P.A. Consulting Engineers he pointed me to the table on the Master Drainage plan which shows that lots 2B, 2C and 2D were all assumed to have 90% impervious coverage. (Please review and tell me if you concur)

Does this table showing the 90% impervious satisfy your requirement from us? If not, can you please provide me a detailed explanation of what is needed from us so we can finalize the lease of this land and get Sean's business up and running? In other words, what are the current issues with the site that would prevent Sean from getting approval from your department, and what do we need to do to fix them?

Sean has started taking orders for his modular homes, and we need to know if this site will work for him or not.

Sincerely,

- Steve Kraemer
- Associate Broker
 - Berger Briggs Real Estate and Insurance, Inc.
- 4333 Pan American Fwy NE
- Albuquerque, NM 87107

505-247-0444 (o) 505-417-5214 (c) 505-243-1505 (f)

skraemer@bergerbriggs.com



Cherne, Curtis

M14 DOIDC

From: Steve Kraemer [SKraemer@bergerbriggs.com]

Sent: Monday, July 08, 2013 5:55 PM

To: Cherne, Curtis
Cc: Sean Gilligan

Subject: RE: Lot 2B Broadway Industrial Follow Up

Curtis,

I believe we have the information that you need. We would like to meet with you this Wednesday to go over things with you once last time (hopefully) before we start the process.

Will you be available around 10 am?

Thank you,

Steve Kraemer
Associate Broker
Berger Briggs Real Estate and Insurance, Inc.
4333 Pan American Fwy NE

505-247-0444 (O) 505-417-5214 (m) 505-247-0444 (f) skraemer@bergerbriggs.com



From: Cherne, Curtis [mailto:CCherne@cabq.gov]

Sent: Friday, May 31, 2013 4:13 PM

To: Steve Kraemer

Subject: RE: Lot 2B Broadway Industrial Follow Up

Steve,

This grading plan is 14 years old. Per the DPM Chapter 17, grading plans are good for one year. Berms and other earthen drainage features tend to erode with time.

What is needed from you:

Submit a grading and drainage plan prepared by a New Mexico Professional Engineer to Hydrology for review and approval. The plan should be submitted seeking Building Permit approval.

Curtis

From: Steve Kraemer [mailto:SKraemer@bergerbriggs.com]

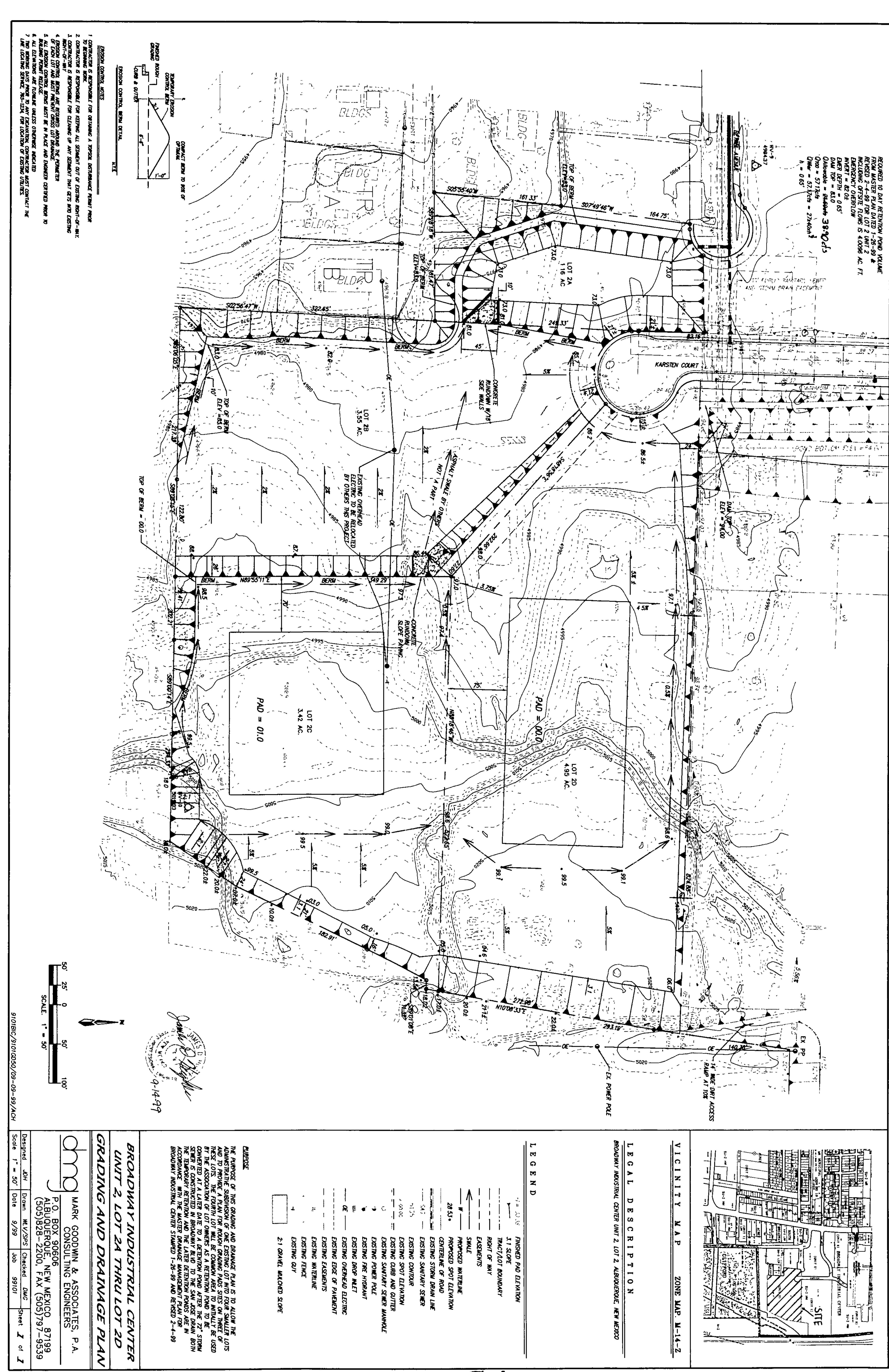
Sent: Thursday, May 16, 2013 3:41 PM

To: Cherne, Curtis

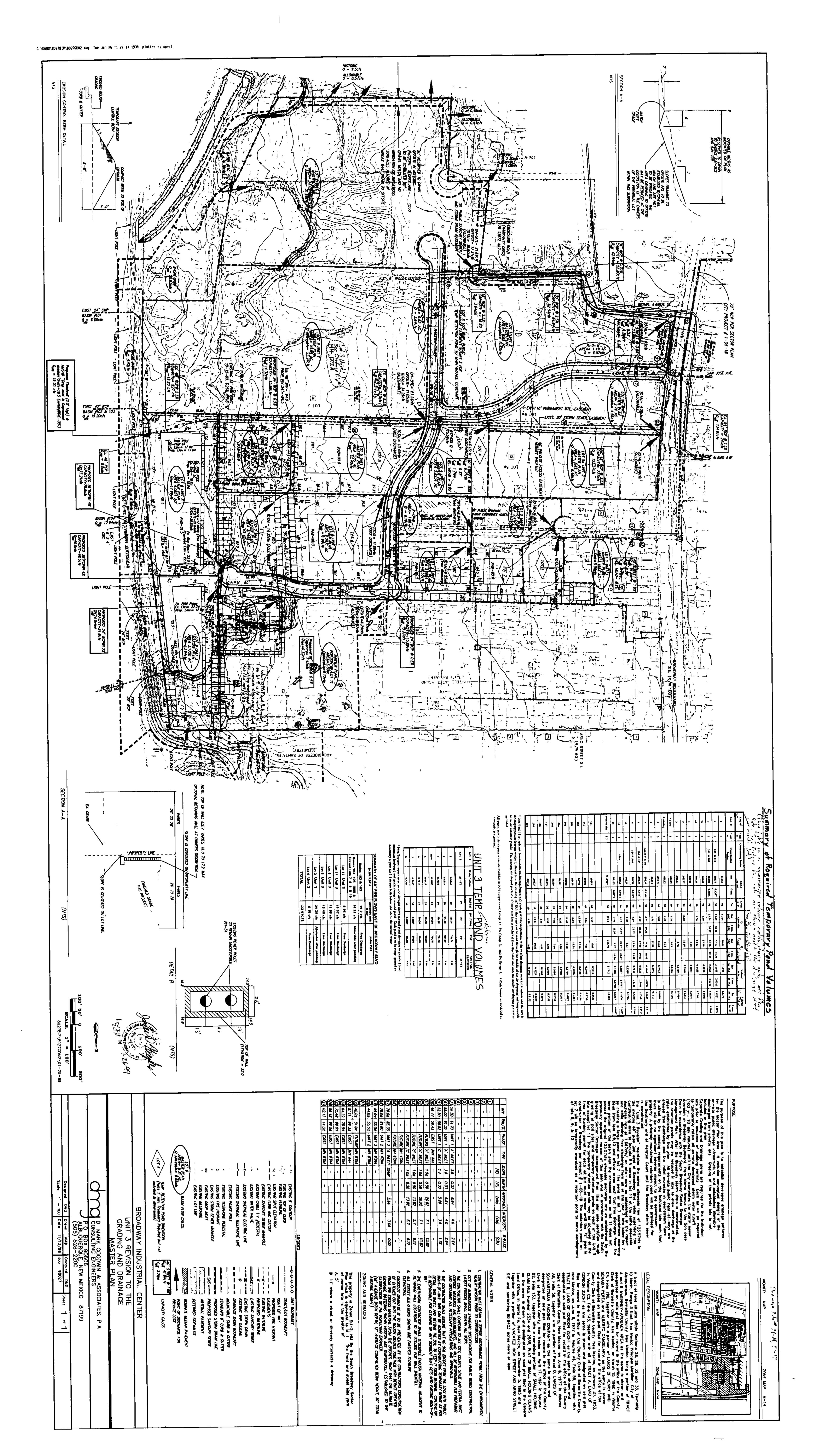
CITY OF ALBUQUERQUE PLANNING DEPARTMENT DEVELOPMENT SERVICE / HYDROLOGY SECTION

DATE: 7-13-13 CONFERENCE RECAP CONFERENCE RECAP
ZONE ATLAS PAGE NO: M14 DOTAC 1 ZONING: DRB: SUBJECT: Requirmet for birding modular 6260 Might Dose No. 100 SE No. 100 SE SMA DOSE No. 141007201.
STREET ADDRESS (IF KNOWN): SUBDIVISION NAME:
APPROVAL REQUESTED: ATTENDANCE: Steve Kravener Curtis Chene, Shahab Bazer.
FINDINGS:
1. Hydrology 15 reserving Sinal connect until Some Sout of site plan 15 presented.
2. Hydrology agrees to allow a partien, currenty + 1 acre, to be used anothout requiring a gradus
and drainage plan basis por receipe
from Mark Goodwa and Associates Prior to or at the time of full development lesse Prior to or at the time of full development lesse The return pand is regund to be converted to a defention pand The undersigned agrees that the above findings are summarized accurately and are subject to change If further investigation reveals that they are not reasonable or that they are based on inaccurate
SIGNED: Cutte Clan SIGNED: SIGNED: NAME (PRINT): Seve Krovenver

^{**}NOTE** PLEASE PROVIDE A COPY OF THIS RECAP WITH YOUR DRAINAGE SUBMITTAL.



10710/H/W





Planning Department Transportation Development Services Section

January 16, 2012 13

Philip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Certification for Permanent Building Certificate of Occupancy (C.O.)

Premier Manufactured Homes, [M-14/D012C1]

600 San Jose Ave. SE

Engineer's Stamp Dated 01/11/13

Dear Mr. Clark:

Based upon the information provided in your submittal received 01-14-13, Transportation Development has objection the issuance of a <u>Permanent Certificate of Occupancy</u>

Occupancy.

Single ely,

This letter serves as a "green tag" from Transportation Development for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division

If you have any questions, please contact me at (505)924-3630.

Albuquerque

PO Box 1293

NM 87103

www.cabq.gov

If o E. Salgado-Fernandez, P.E.

βehior Traffic Engineer

Development and Building Services

Planning Department

C:

Engineer
Hydrology file
CO Clerk

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

OJECT TITLE: Premier M.H.	ZONE MAP/DRG. FILE # M·14/012C1
ΔRB#:	WORK ORDER#:
LEGAL DESCRIPTION:	• • • • • • • • • • • • • • • • • • •
CITY ADDRESS: 600 SAN JOS	E SE
ENGINEERING FIRM CONSUITING Eng	PHONE: 281-2444
ADDRESS:	
CITY, STATE	TIP CODE:
Eddemono, 1484 mexico o'ilizoro	
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL: CHECK	TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT X	CERTIFICATE OF OCCUPANCY (PERM)
X ENGINEER/ARCHITECT CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP)
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ENGINEER/ARCHITECT CERT (AA)	PAVING PERMIT APPROVALED [5]
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YES \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Section Section
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SUBMITTED BY:	DATE:
F. CAND	•

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.

19 Ryan Road

Tele: (505) 281-2444

43.45

Edgewood, New Mexico 87015 E-Mail: ccealbq@aol.com

Fax: (505) 281-2444



TRAFFIC CERTIFICATION

I, Philip W. Clark, NMPE OR NMRA 10265	ΟΕ ΤΉΕ ΕΠΟλα
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TO COMMENT THIS DESIGN OD FAINTING BY MANAGE F	
FIRM CCE. I FURTHER CERTIFY THAT I HAVE I	PERSONALLY
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(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATE PARAGRAPH.)

(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A SEPARATE PARAGRAPH.)

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

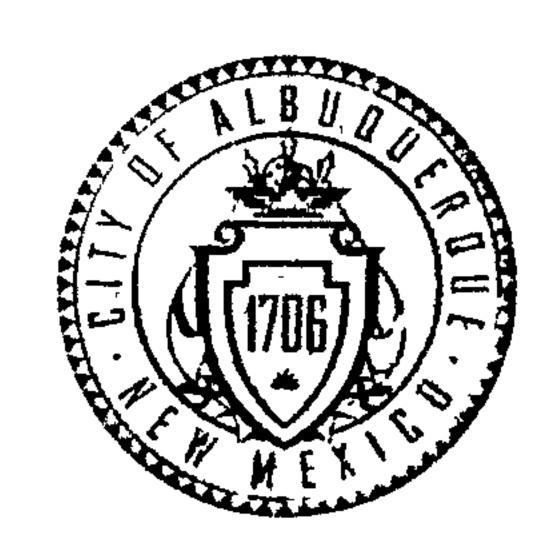
/////3

Date

ENGINEER'S OR ARCHITECT'S STAMP

LAND DEVELOPMENT SECTION

LAND DEVELOPM



Planning Department Transportation Development Services Section

January 4, 2012 13

Philip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Certification for Permanent Building Certificate of Occupancy (C.O.)

Premier Manufactured Homes, [M-14/D012C1]

600 San Jose Ave. SE

Engineer's Stamp Dated 12/02/12

Dear Mr. Clark:

Based upon the information provided in your submittal received 01-03-12, Transportation Development has **REJECTED** the issuance of a <u>Permanent Certificate of Occupancy</u>. The following must be complied in order to obtain a Permanent Certificate Approval:

 Provide appropriate language for Traffic Certification (See attachment for appropriate certification language) and resubmit Certification. The reason for disapproval of Permanent CO was the certification language stated for roadway only and not the TCL (Traffic Circulation Layout) Site Plan.

If you have any questions, please contact me at (505)924-3630.

NM 87103

PO Box 1293

Albuquerque

www.cabq.gov

Vilo E. Salgado-Fernandez, P.E.

Sénior Traffic Engineer\
Development and Building Services

Planning Department

Sincerel

Engineer Hydrology file CO Clerk

TRAFFIC CERTIFICATION

1 N 2

, NMPE OR NMRA, OF THE FIR
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CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THI
CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR
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(DESCRIBE ANY EXCEPTIONS AND/OR QUALIFICATIONS HERE IN A SEPARATI
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(DESCRIBE ANY DEFICIENCIES AND/OR REQUIRED CORRECTIONS HERE IN A
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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.
ENGINEER'S OR ARCHITECT'S STAMP
Signature of Engineer or Architect

SAMPLE OF LANGUAGE, ONLY!!

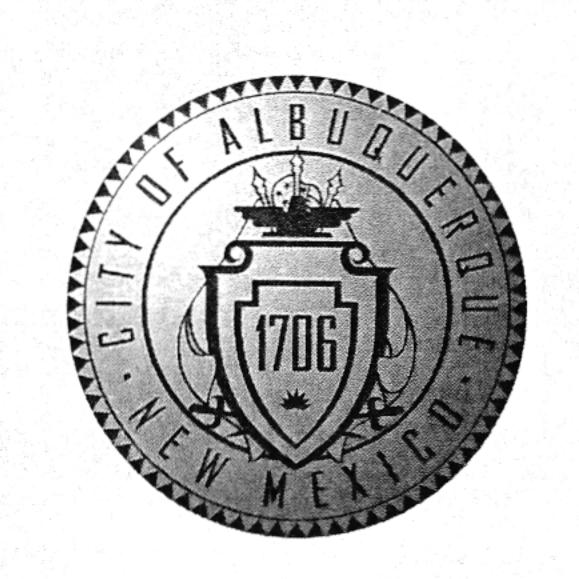
MUST BE PLACED ON COMPANY LETTERHEAD.

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: Premier M. H.	ZONE MAP/DRG. FILE # 14/012C1
	WORK ORDER#:
DRB#: EPC#:	WORK ORDERS.
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LEGAL DESCRIPTION:	
CITY ADDRESS:	
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ENGINEERING FIRM Consulting Eng. ADDRESS: Clark Consulting Eng. 19 Ryan Road	
	7th AANC
CITY, STATE Edgewood, New Mexico 87015	IP CODE:
OWNER:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ARCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
TYPE OF SUBMITTAL:	TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1st SUBMITTAL	PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
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WAS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	SECTION SECTION
NO	1 2 / / /
COPY PROVIDED	110/10/10/10
SUBMITTED BY:	DATE:

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.



October 26, 2012

Philip Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re:

Premier Manufactured Homes, 600 San Jose Avenue SE, Traffic Circulation Layout Engineer's Stamp dated 10-19-12 (M14-D012C1)

Dear Mr. Clark,

The TCL submittal received 10-19-12 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. Public infrastructure or work done within City Right-of-Way shown on these plans is for information only and is not part of approval. A separate DRC and/or other appropriate permits are required to construct these items.

PO Box 1293

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.

Albuquerque

NM 87103

www.cabq.gov

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.

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.

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C:

File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: Premier M.H. Retai	ZONE MAP/DRG. FILE # M14/D012C1 WORK ORDER#:
DRB#: EPC#:	
LEGAL DESCRIPTION: LOT 1A-2, Unit CITY ADDRESS: 600 5an Tose	2 Broadway Industrial Ctr
CITY ADDRESS: 600 San Tose	56
ENGINEERING FIRM CONBUILING ADDRESS: Clark Consulting 19 Ryan Road	Engineers UNIACI:
ADDRESS: 19 Ryan Road	IP CODE:
CITY, STATE Edgewood, New Mexic	co 87015
OWNER: Premier	CONTACT: <u>Mike Omlos</u> PHONE: <u>550 - 6000</u>
ADDRESS:	
CITY, STATE:	ZIP CODE:
	CONTACT:
ARCHITECT:	PHONE:
ADDRESS:	ZIP CODE:
CITY, STATE:	
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	CONTACT:
CONTRACTOR:	PHONE:
ADDRESS:	ZIP CODE:
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TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE
DRAINAGE PLAN 1 st SUBMITTAL	PRELIMINARY PLAT APPROVAL S. DEV. PLAN FOR SUB'D APPROVAL
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CONCEPTUAL G & D PLAN	SECTOR PLAN APPROVAL
GRADING PLAN EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR	X BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM) CERTIFICATE OF OCCUPANCY (TEMP)
ENGINEER/ARCHITECT CERT (TCL)	GRADING PERMIT APPROVAL
ENGINEER/ARCHITECT CERT (DRB S.P.)	PAVING PERMIT APPROVAL
ENGINEER/ARCHITECT CERT (AA) OTHER (SPECIFY)	WORK ORDER APPROVAL
Ultier (Siletier)	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED:	101555145111
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SUBMITTED BY:	LAND DEVELOPMENT SECTION /0/2/12
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January 4, 2013

Philip Clark, P.E.

Clark Consulting Engineers
19 Ryan Road
Edgewood, NM 87015

CCEAlbq@aol.com

Re: Premier Manufactured Homes,

, 600 San Jose Ave. SE,

Request for Permanent C.O. -Accepted

Engineer's Stamp dated: 10-19-12 (M-14/D012C1)

Certification dated: 12-13-12

Dear Mr. Clark,

Based upon the information provided in the Certification received 01-03-13, the above referenced Certification is acceptable for a release of a Permanent Certificate of Occupancy by Hydrology.

PO Box 1293

Hydrology is asking for an electronic copy, in .pdf format, of this certification for our records. This certification can be e-mailed to me at: sbiazar@cabq.gov.

Sincérely,

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

Albuquerque

NM 87103 Shahab Biazar, P.E.

Senior Engineer—Hydrology Section
Development and Building Services

www.cabq.gov

C: CO Clerk—Katrina Sigala

File



October 26, 2012

Philip E. Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Premier Manufacturing Homes, Grading and Drainage Plan Engineer's Stamp dated 10-19-12 (M14/D012C1)

Dear Mr. Clark,

Based upon the information provided in your submittal dated 10-19-12 the above referenced plan is approved for Building Permit.

PO Box 1293

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

Albuquerque

Albuquerque's MS4 Permit became effective March 1st, 2012. Grading and Drainage Plans and Drainage Reports will have to comply with the requirements of the new permit (http://www.cabq.gov/planning/landcoord/Hydrology.html).

NM 87103

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

www.cabq.gov

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: e-mail

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 02/2012)

PROJECT TITLE: <u>Remier MH Let</u> DRB#: <u>EPC#:</u>	CONDIVINI. TOTAL
	WORK ORDER#:
EGAL DESCRIPTION:	
TY ADDRESS:	C SE
NGINEERING FIRM: C/L-K COSU	14:0 F-18 CONTRACT 01.1
ADDRESS:	
CITY, STATE:	PHONE:
	EMAIL:
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ADDRESS:	PHONE: 550-6000
CITY, STATE:	ZIP CODE:
RCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	EMAIL:
RVEVOD.	
RVEYOR:ADDRESS:	CONTACT:
CITY, STATE:	PHONE:
~ · · · · · · · · · · · · · · · · · · ·	ZIP CODE:
NTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

EGAL DESCRIPTION:	
TY ADDRESS: 600 540 Jose 5E	
NGINEERING FIRM: C/ark Consulting F	
ADDRESS:	PHONE: 281.2444
CITY, STATE:	ZIP CODE:
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ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
<u>CCHITECT:</u>	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	EMAIL:
JRVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
ONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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TE SUBMITTED: 217/12 BY: 2	
quests for approvals of Site Development Plans and/or Subdivision Plats shall be according, and scope to the proposed development defines the degree of drainage detail. Quired based on the following: 1. Conceptual Grading and Drainage Plan: Required for approval of Site Devel 2. Drainage Plans: Required for building permits, grading permits, paving permits 3. Drainage Report. Required for subdivision containing more than ten (10) lots of	One or more of the following levels of submittal may be lopment Plans greater than five (5) acres and Sector Plans.

M

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 02/2012)

OJECT TITLE: France MH Retain	······································
EPC#:	WORK ORDER#:
EGAL DESCRIPTION:	
TY ADDRESS: 600 Sen Jose	SE
NGINEERING FIRM: C/a-K Consul4	in Engirs. CONTACT: Phil
ADDRESS:	PHONE: 281.244K
CITY, STATE:	ZIP CÓDE:
	EMAIL:
WNER: Pemier #	CÓNTACT: AAIRO A.
ADDRESS:	CÓNTACT: Mike Om/
CITY, STATE:	ZIP CODE:
RCHITECT:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	EMAIL:
JRVEYOR:	CONTACT:
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DRAINAGE PLAN RESUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
CONCEPTUAL G & D PLAN	S. DEV. FOR BLDG. PERMIT APPROVAL
GRADING PLAN	SECTOR PLAN APPROVAL
EROSION CONTROL PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
CLOMR/LOMR >	BUILDING PERMIT APPROVAL
TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANICY (DERM)
ENGINEER'S CERT (TCL)	CERTIFICATE OF OCCUPANCY (TEMP) CRADING DEPMIT ADDROVAL
ENGINEER'S CERT (DRB SITE PLAN)	GRADING PERMIT APPROVAL
OTHER (SPECIFY)	PAVING PERMIT APPROVAL
	WORK ORDER APPROVAL
	GRADING CERTIFICATION 5 5 5 7
	OTHER (SPECIFY) SO-19
	SEP 17 2012
AS A PRE-DESIGN CONFERENCE ATTENDED:	
YES	
NO SOUTH DE CAMERE	LAND DEVELOPMENT SECTION
COPY PROVIDED	
ATE SUBMITTED: $2/17/12$ BY:	(A) (/

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

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

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



September 28, 2012

Philip W. Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Premier Manufacturing Homes, Grading and Drainage Plan Engineer's Stamp dated 9-16-12 (M14/D012C1)

Dear Mr. Clark,

Based upon the information provided in your submittal dated 9-17-12, the above referenced plan cannot be approved for Building Permit until the following comments have been addressed:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

• Show grades at the proposed driveway to assure adequate water block is provided. Grade at the Eastern portion of the entrance may be too high due to proximity of the proposed handicap parking space. Provide spot elevations at four corners of the handicap parking area to assure ADA compliance.

- Since the proposed handicap space is the only handicap parking most likely has to be designated as Van handicap space. Therefore, the angle striped space to the north of the handicap will have to be increased. Please update your plan if the spacing will have to change.
- Provide proposed spot elevations along the property line to assure runoff does not pond against the existing retaining wall.
- Depress landscaping areas where possible.

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

Sincerely,

Shahab Biazar, P.E.

Senior Engineer, Planning Dept.

Development and Building Services

C: e-mail



October 16, 2012

Philip Clark, P.E. Clark Consulting Engineers 19 Ryan Road Edgewood, NM 87015

Re: Premier Manufactured Homes, 600 San Jose Avenue SE,
Traffic Circulation Layout

Engineer's Stamp dated 10-01-12 (M14-D012C1)

Dear Mr. Clark,

Based upon the information provided in your submittal received 10-02-12, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

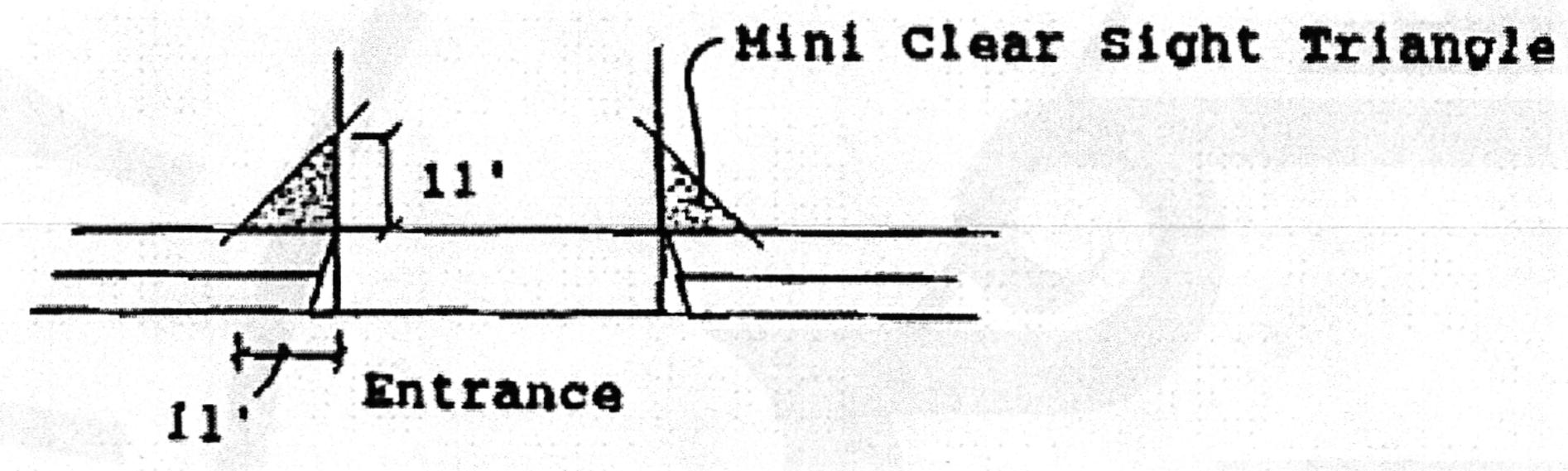
1. The proposed fencing may interfere with the sight distance of the drivepad. Please provide a sight distance exhibit (see the *Development Process Manual*, Chapter 23, Section 6, Part B.12). Is a gate proposed at the entrance?

Albuquerque

PO Box 1293

NM 87103

www.cabq.gov



- 2. What is the width of the van access aisle?
- 3. Define the width of the proposed internal sidewalk.

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

Sincerely,

Kristal D. Metro, P.E.

Traffic Engineer, Planning Dept.

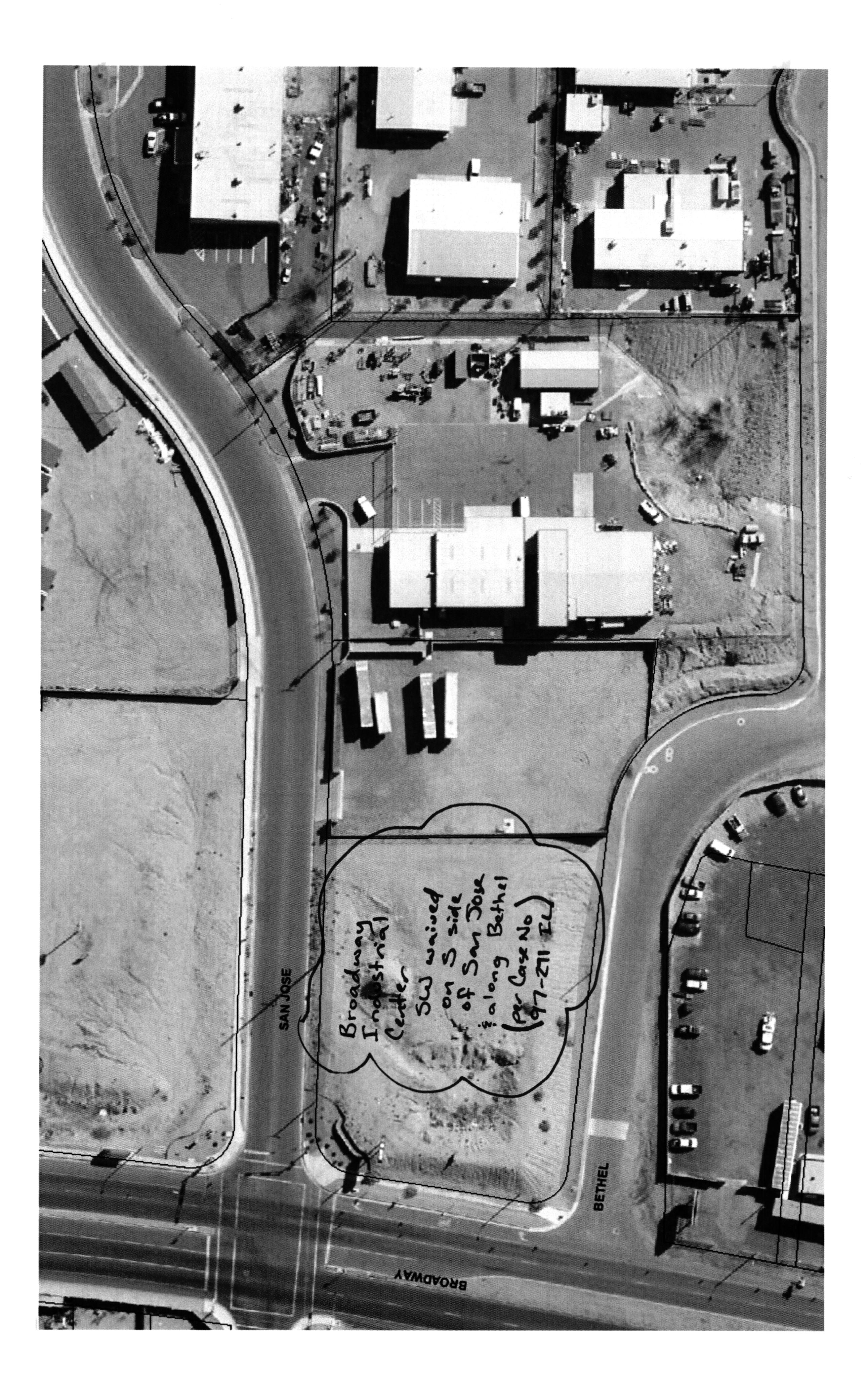
Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 12/05)

PROJECT TITLE: Premier M.H. Retail DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: LOT 1A-2, Unit.	2, Broadway Industrial Ctr.
CITY ADDRESS: 600 San Tose	<u>5</u>
	EngineersCONTACT: Phil PHONE: 281-2444
ADDRESS: 19 Ryan Road	TIP CODE:
CITY, STATE Edgewood, New Mexic	:0 87015
OWNER: Premier	CONTACT: Mike Om/o1
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
	CICARTE A CET.
ARCHITECT:	
ADDRESS:	PHONE: ZIP CODE:
CITY, STATE:	
SURVEYOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
7	
CONTRACTOR:	CONTACT:
ADDRESS:	PHONE:
CITY, STATE:	ZIP CODE:
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TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT:
DRAINAGE REPORT	SIA/FINANCIAL GUARANTEE RELEASE PRELIMINARY PLAT APPROVAL
DRAINAGE PLAN 1 st SUBMITTAL	S. DEV. PLAN FOR SUB'D APPROVAL
DRAINAGE PLAN RESUBMITTAL	S. DEV. FOR BLDG. PERMIT APPROVAL
CONCEPTUAL G & D PLAN	SECTOR PLAN APPROVAL
GRADING PLAN	FINAL PLAT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	FOUNDATION PERMIT APPROVAL
ENGINEER'S CERT (HYDROLOGY)	X BUILDING PERMIT APPROVAL
CLOMR/LOMR TRAFFIC CIRCULATION LAYOUT	CERTIFICATE OF OCCUPANCY (PERM)
	CERTIFICATE OF OCCUPANCY (TEMP)
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ENGINEER/ARCHITECT CERT (DR) ENGINEER/ARCHITECT CERT (AA)	PAVING PERMIT APPROVAL
OTHER (SPECIFY)	WORK ORDER APPROVAL
	OTHER (SPECIFY)
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	
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SUBMITTED BY: ///	DATE: /0/z/12
Requests for approvals of Site Development Plans and/or Sub	odivision Plats shall be accompanied by a drainage submittal. The ment define the degree of drainage detail. One or more of the following
	for approval of Site Development Plans greater than five (5) acres and
2. Drainage Plans: Required for building permits, gradi	ng permits, paving permits and site plans less than five (5) acres of more than ten (10) lots or constituting five (5) acres or more
3. Drainage Report: Required for subdivision containing	ng more than ten (10) lots or constituting five (5) acres or more

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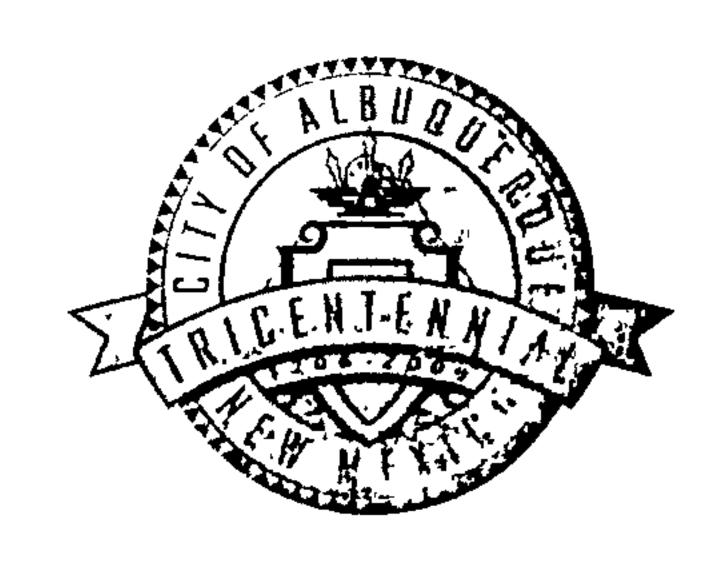
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DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005)

PROJECT TITLE: Broadway Indaly. 77 DRB#: EPC#:	70) TO 100 700 TO 100 100 100 100 100 100 100 100 100 10
DRB#: EPC#:	WORK ORDER#:
LEGAL DESCRIPTION: 40+ 1A-2 Broadway CITY ADDRESS: 600 San Jose Ave 5	
ENGINEERING FIRM: Brasher & Lorenz ADDRESS: 2201 San Penro NE CITY, STATE: Albug. Nm 87110	CONTACT: Wallace Bingham PHONE: 888 - 6188 ZIP CODE:
OWNER: Mike Melloy ADDRESS: 604 Sou Jose SE CITY, STATE: Albug, Nu	CONTACT: MIKE PHONE: 247.3100 ZIP CODE:
ARCHITECT: B. 11 Kleine Smidt ADDRESS: 3828 Blue Ridge Pl. No CITY, STATE: Albuq Nu 87111	CONTACT:
SURVEYOR: MIKE Bear Su ADDRESS: CITY, STATE:	CONTACT: M.Ke. PHONE: 281.4519 ZIP CODE:
CONTRACTOR: Mika Mellow ADDRESS: 604 San Jose SE CITY, STATE: Alby, Min	CONTACT: <u>Frank</u> or muke PHONE: ZIP CODE:
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	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: XYESNO CORY PROVEDED	MAR 2# 2008 HYDROLOGY
COPY PROVIDED SUBMITTED BY: Wallace 4 Bingham	DATE: 3/25 A

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.
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December 31, 2007

Dennis A. Lorenz, P.E. Brasher & Lorenz 2201 San Pedro NE Albuquerque, NM 87110

Re: Broadway Industrial Center II, 600 San Jose SE Grading and Drainage Plan Engineer's Stamp dated 11-26-07 (M14-D012C1)

Dear Mr. Lorenz,

P.O. Box 1293

Based upon the information provided in your submittal received 11-29-07, the above referenced plan cannot be approved for Grading Permit until the following comments are addressed:

Albuquerque

- 1. Sheet 1 does not display what is actually happening on lot 1-B-1-A with the discharge. It shows flow heading south when the flow is headed west through weep holes in the existing cmu onto lot 1A-2
- 2. Are these lots owned by the same individual? If not, a agreement letter must be submitted for the access easement from lot 1B-1-A to lot 1A-2.

www.cabq.gov

New Mexico 87103

If you have any questions, you can contact me at 924-3977.

Sincerely,

Rudy E. Rael, Associate Engineer

Planning Department.

Development and Building Services

C: File

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (Rev. 06/22/2005)	M-14/D012Cl
PROJECT TITLE: LOT 1A.2 BROADWAY IND CITE ZONE MAP/DRG. FILE #	
DRB#: WORK ORDER#:	
LEGAL DESCRIPTION: LOT 14.2 BROWNWAY IND CENTE	V- UNIT 2
CITY ADDRESS: 600 SAN JOSE AVE SE 67	02
ENGINEERING FIRM: BRASHER + LORENZ CONTACT: D. L	ORENZ
ADDRESS: 4201 SAN 1-FP120 NE PHONE: 88	3-6088
CITY, STATE: ALBO, NM ZIP CODE: 871	IO
OWNER: MALOY CONSTRUCTION CONTACT:	
ADDRESS: 610 SAN 30SE SE PHONE: 241	3100
CITY, STATE: AND VM ZIP CODE: 97	10'2
ARCHITECT: WM KLEINSCHMIDT CONTACT: W.	KLEINSUHMIDT
ADDRESS: 3828 BLUE EIDGE NE PHONE: 761	. 0000
CITY, STATE:	
	BEYER
ADDRESS: (2 SPRING CT) PHONE:	
CITY, STATE: _ とりとといるり , ハー : ZIP CODE: _ もつ	0/5
CONTRACTOR: UNKNOWN . CONTACT:	
ADDRESS:PHONE:	
CITY, STATE: ZIP CODE:	
TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUG	T TYTY_
DRAINAGE REPORT SIA/FINANCIAL GUARANT	
DRAINAGE PLAN 1st SUBMITTAL. PRELIMINARY PLAT APPR	
DRAINAGE PLAN RESUBMITTAL S. DEV. PLAN FOR SUB'D A	
CONCEPTUAL G & D PLAN S. DEV. FOR BLDG. PERMI	
GRADING PLAN SECTOR PLAN APPROVAL	
EROSION CONTROL PLAN FINAL PLAT APPROVAL	
ENGINEER'S CERT (HYDROLOGY) FOUNDATION PERMIT API	PROVAL
CLOMR/LOMR BUILDING PERMIT APPRO	VAL
TRAFFIC CIRCULATION LAYOUT CERTIFICATE OF OCCUPA	•
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WORK ORDER APPROVAL OTHER (SPECIFY) A LEE	岛岛巡扈和
WAS A PRE-DESIGN CONFERENCE ATTENDED: YES	10V 2 9 2007
NO	OLOGY SECTION
SUBMITTED BY: DENNIS LOPEN2 DATE: 11.28	3.07

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:

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- 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.

Scanned to DMD mapped

M14/D01201

AGREEMENT AND COVENANT

580782

This Agreement and Covenant, between the City of Albuquerque, New Mexico ("City") and Broadway Development LLC("User") is made in Albuquerque, New Mexico and is entered into as of the date of recording this Agreement with the Bernalillo County Clerk.

Recital. The User is the owner of certain real property ("User's Property") located at Broadway Industria | Center unit 2, in Albuquerque, New Mexico, and more particularly described as: (give legal description and filing information) Tract A, Unit 1, Broadway Industrial Center Subdivision as recorded Vol. 97C Bernalillo County Folio 345 12/5/1997

The City is the owner of certain real property, easement or public right-of-way ("City's Property") in the vicinity of, contiguous to, abutting or within User's Property,

and more particularly described as: A 100×100 Temporary

Drainage Easement on Tract A, Unit 1 Broadway

Industrial Center Subdivision as recorded in

Vol. 97C Bernalillo County Folio 345 12/5/1997

The User wishes to construct upon, improve or repair and to maintain the

following "Improvement" on the City's Property (or already has done so):

A sketch of the proposed or existing Improvement is attached as Exhibit A and made a part of this Agreement.

The City agrees to permit the Improvement to exist on the City's Property provided the User complies with the terms of this Agreement.

City Use of City's Property and City Liability. The City has the right to enter upon the City's Property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the User. If the Work affects the Improvement the City will not be financially or otherwise responsible for rebuilding or repairing the Improvement. The User promptly will repair the Improvement to the City's satisfaction. The cost of repairing the Improvement will be paid by User.

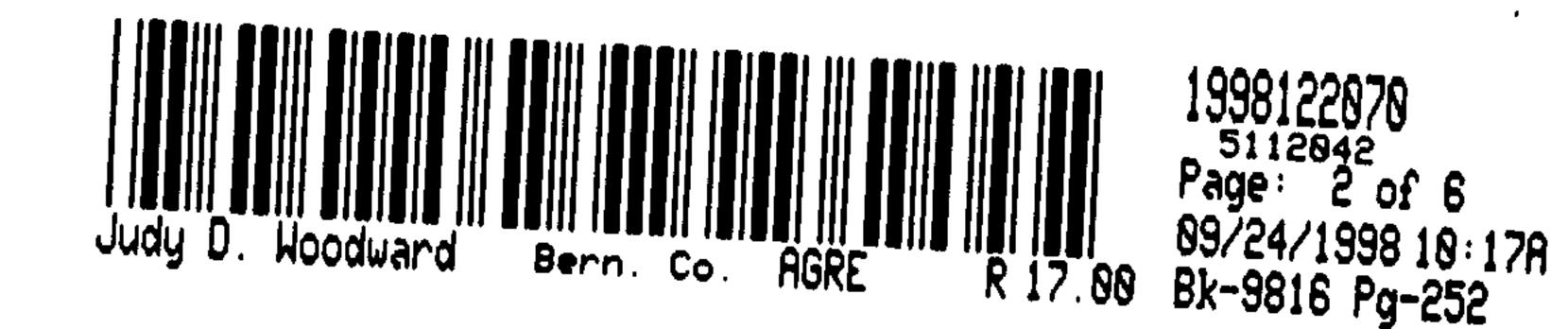
> Judy D. Woodward Bern. Co. AGRE

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5112042 Page: 1 of 6 09/24/1998 10:17A R 17.00 Bk-9816 Pg-252

- 3. User's Responsibility for Improvement. The User will be solely responsible for constructing, maintaining, repairing and, if required, removing the Improvement, all in accordance with standards required by the City as per the approved Grading and Drainage Plan MI4/DI3 on file at the City Engineer's office. The User will be solely responsible for paying all related costs. The User will be solely responsible for paying all related costs. The User will not permit the Improvement to constitute a hazard to the health or safety of the general public or to interfere with the City's use of the City's Property. The User will conform with all applicable laws, ordinances and regulations.
- 4. Use of the Improvement. If the City's Property is a public right-of-way, it shall be open to the use of the general public at all times, subject to reasonable curtailment during periods of construction, maintenance or repair.
- 5. Demand for Repair, Modification or Removal. The City may send written notice ("Notice") to the User requiring the User to repair, modify or remove the Improvement within 30 days ("Deadline") and the User will comply promptly with the requirements of the Notice. If removal is demanded, the City also may require the User to return the City's Property to its original condition by the Deadline. The User will perform all required work by the Deadline, at User's sole expense.
- 6. Failure to Perform by User and Emergency Work by City. If the User fails to comply with the terms of the Notice by the Deadline stated, or, if the City determines that an emergency condition exists, the City may perform the work itself. The City then may assess the User for the cost of the work and for any other expenses or damages which result from User's failure to perform. The User agrees promptly to pay the City the amount assessed. If the User fails to pay the City within thirty (30) days after the City gives the User written notice of the amount due, the City may impose a lien against User's Property for the total resulting amount.
- 7. Cancellation of Agreement and Release of Covenant. This Agreement may be canceled and User's covenants released by the City at will by the City's mailing to the User notice of the City's intention to record a Cancellation and Release with the Bernalillo County Clerk. The Cancellation and Release will be effective thirty (30) days after the date of mailing the notice to the User unless a later date is stated in the notice or the Cancellation and Release. After the effective date, the City will record the Cancellation and Release with the Bernalillo County Clerk.
- 8. <u>Condemnation</u>. If any part of the User's Property is ever condemned by the City, the User will forego all claims to compensation for any portion of User's structure which encroaches on City Property and for severance damage to the remaining portion of User's structure on User's Property.

rpd4\agmcov3.agm (Revised by Legal 8/97)



- Assessment. Nothing in this Agreement shall be construed to relieve the User, his heirs, assigns and successors from an assessment against User's Property for improvements to the City Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Improvement will not reduce the amount assessed by the City.
- Notice. For purposes of giving formal written notice to the User, User's 10. address is:

P.O. Box 10005 Albuquerque NM 87184 Phone # 505 -266-6693 24-8-1688

Notice may be given to the User either in person or by mailing the notice by regular U.S. mail, postage paid. Notice will be considered to have been received by the User within 3 days after the notice is mailed if there is no actual evidence of receipt. The User may change User's address by giving written notice of the change by certified mail, return receipt requested, to the City Engineer at P.O. Box 1293, Albuquerque, New Mexico 87103.

- Indemnification. The User agrees to defend, indemnify and hold harmless the City, its officials, agents and employees from and against any and all claims, actions, suits or proceedings of any kind brought against said parties as a result of User's use of the City's Property. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Agreement, this Agreement to indemnify will not extend to liability, claims, damages, losses or expenses, including attorney's iees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the indemnitee, or the agents or employees of the indemnitee; or (2) the giving of or the failure to give direction or instructions by the indemnitee, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.
- <u>Term</u>. This Agreement shall continue until revoked by the City pursuant to Section 7 above.
- Binding on User's Property. The covenants and obligations of the User set forth herein shall be binding on User, his heirs assigns and successors and on User's Property and constitute covenants running with User's Property until released by the City.
- Entire Agreement. This Agreement contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith.

Judy D. Woodward

09/24/1998 10:17A Bk-9816 Pg-252

15. Changes of Agreement. Changes are not binding unless made in writing, signed by both parties

16. Construction and Severability. If any part of this Agreement is held to be invalid or unenforceable, the remainder of the Agreement will remain valid and enforceable if the remainder is reasonably capable of completion.

17. <u>Captions</u>. The captions to the sections or paragraphs of this Agreement are not part of this Agreement and will not affect the meaning or construction of any of its provisions.

By:

Lawrence Rae

Chief Administrative Officer

Dated:

By: Sur William:

Its: Manager

Dated: 6/3/98

APPROVED:

Public Works Department

City Engineer

Construction Management/PWD

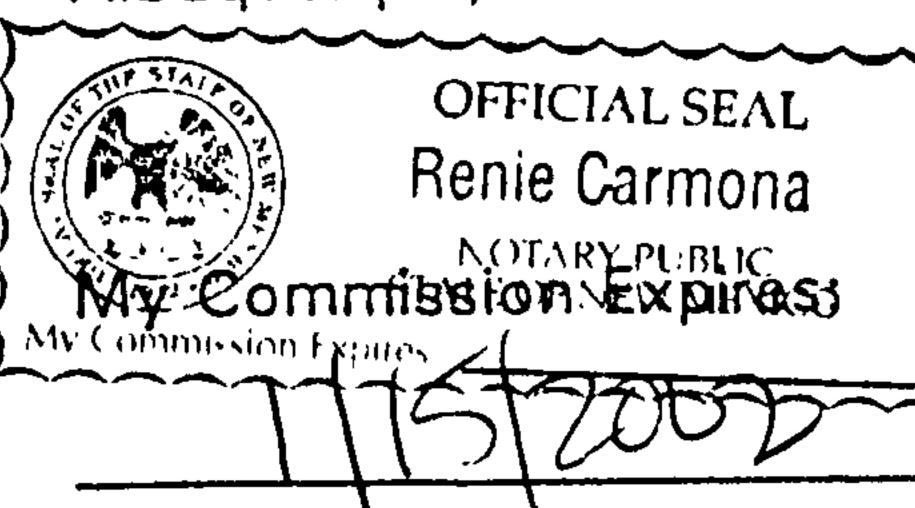
Reviewed by:

CITY'S ACKNOWLEDGEMENTS

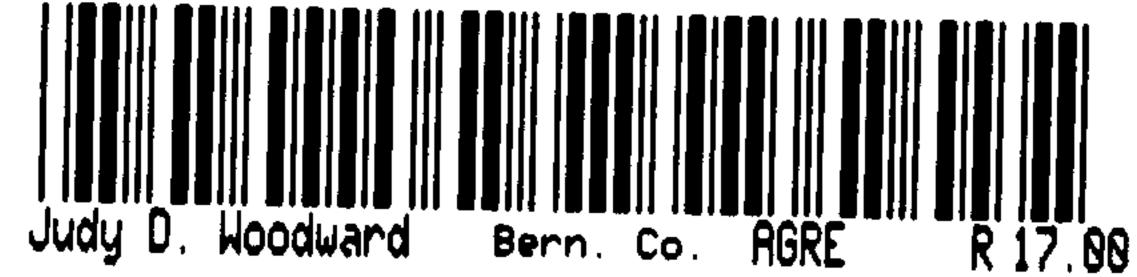
STATE OF NEW MEXICO)
) ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on _______,

199_______, by Lawrence Rael, Chief Administrative Officer for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.



Notary Public

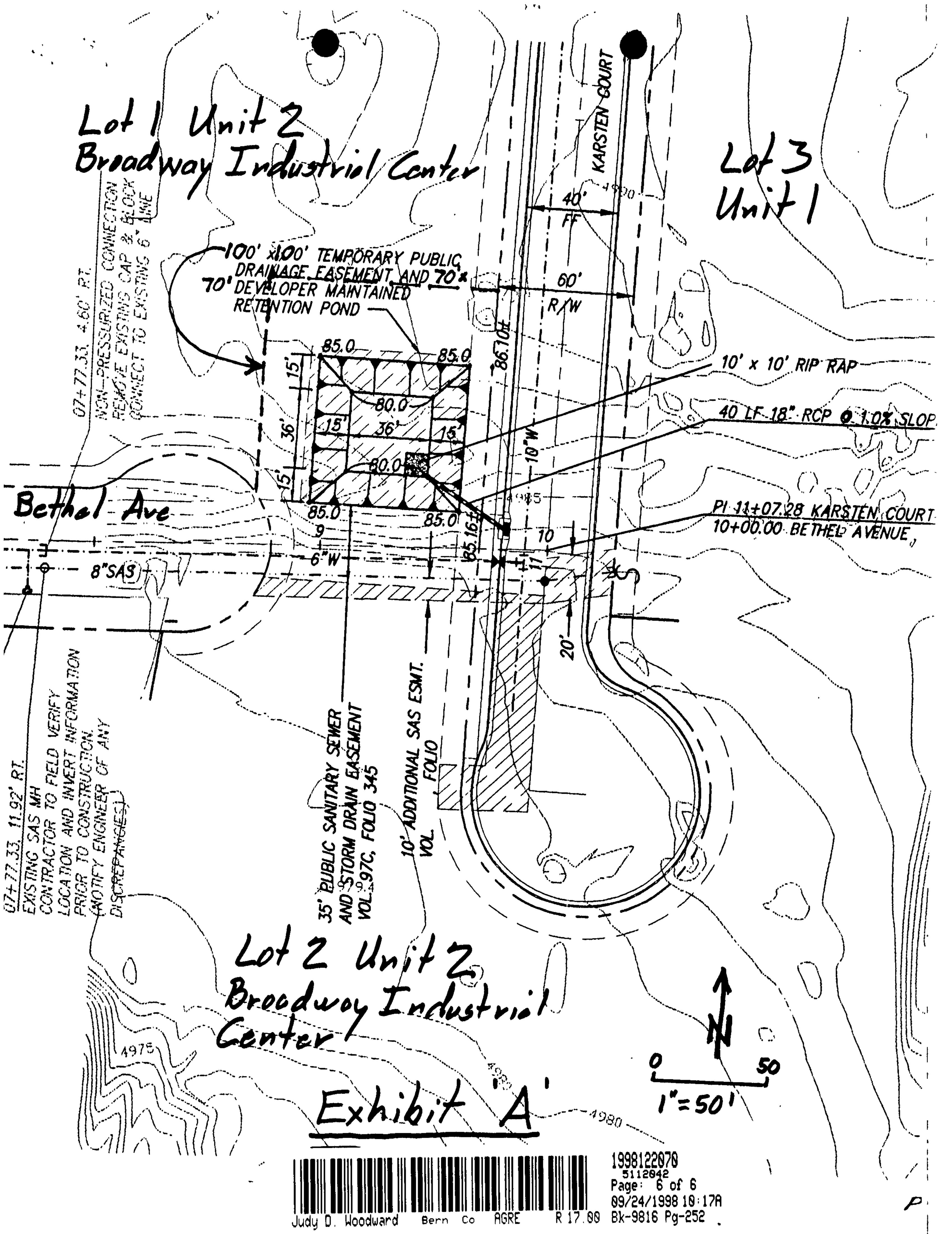


1998122070 5112042 Page: 4 of 6 09/24/1998 10:17A Bk-9816 Pg-252

STATE OF NEW MEXICO)
) ss County of Bernalillo)
This instrument was acknowledged before me on September 19, 1998, by Lacry A. Blair, Director, Public Works Department for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation. Notary Public
My Commission Expires:
1-27-2002
USER'S ACKNOWLEDGEMENT
STATE OF NEW MEXICO)) ss. COUNTY OF BERNALILLO)
This instrument was acknowledged before me on July 3! 19 98, by Ted waterwan, Managur, on behalf of Broadway Dev. Co LLC Quantage Janos
My Commission Expires: Notary Public OFFICIAL SEAL SUSAN BARROR NOTARY PUBLIC-STATE OF NEW MEDICO My commission expires: 9.3.00

1998122070 5112042 Page: 5 of 6 09/24/1998 10:178 Judy D. Woodward Bern. Co. AGRE R 17.00 Bk-9816 Pg-252

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	CONTI	RACT CONTROL	FORM			
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sst. City Attorney:	9-10-48-3	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			015/99	
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Revised 9/6/95 WP+125805/ts1

9/30/98-11

Vendor

City Clerk

Treasury

Kevin Curran, Assistant City Attorney, Legal Department

FROM:	Project Administrator, Project Revi		`2			
SUBJECT:	PROJECT TITLE: BUANUAY	WOUS. CTR.	ا مراس PR(OJECT# <u>58078</u>		
The attached Chairman ar	d documents have been review, app nd are submitted for your action as a	proved, initialed and/or noted.	signed by	Billy Goolsby, DRC		
ITE	<u>M</u>		ACTION			
		Review & Approval		Reference		
Procedure "	Δ"					
Procedure "	B"					
Procedure "	B" Modified Non Work Order					
Procedure "	<u>C"</u>					
Procedure "	C" Modified	· · · · · · · · · · · · · · · · · · ·				
Special Agre	eement					
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Financial Gu	ıarantee					
Construction	n Paperwork:					
Contractors	s Proposal		···			
Performano	ce/Warranty_Bonds					
Labor/Mate	erial Bonds					
Certificate	of Insurance					
Engineers C	ost Estimate					
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Calling Notice	<u>:e</u>					
Letter of Cor	mmitment	· · · · · · · · · · · · · · · · · · ·				
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Please Call	-t-D. at 92. U-	3997) if you have	any duastic	ne regarding the charge		
Please Call $\sqrt{1274000000000000000000000000000000000000$						
ATTACHME	NTS ()					
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TO: