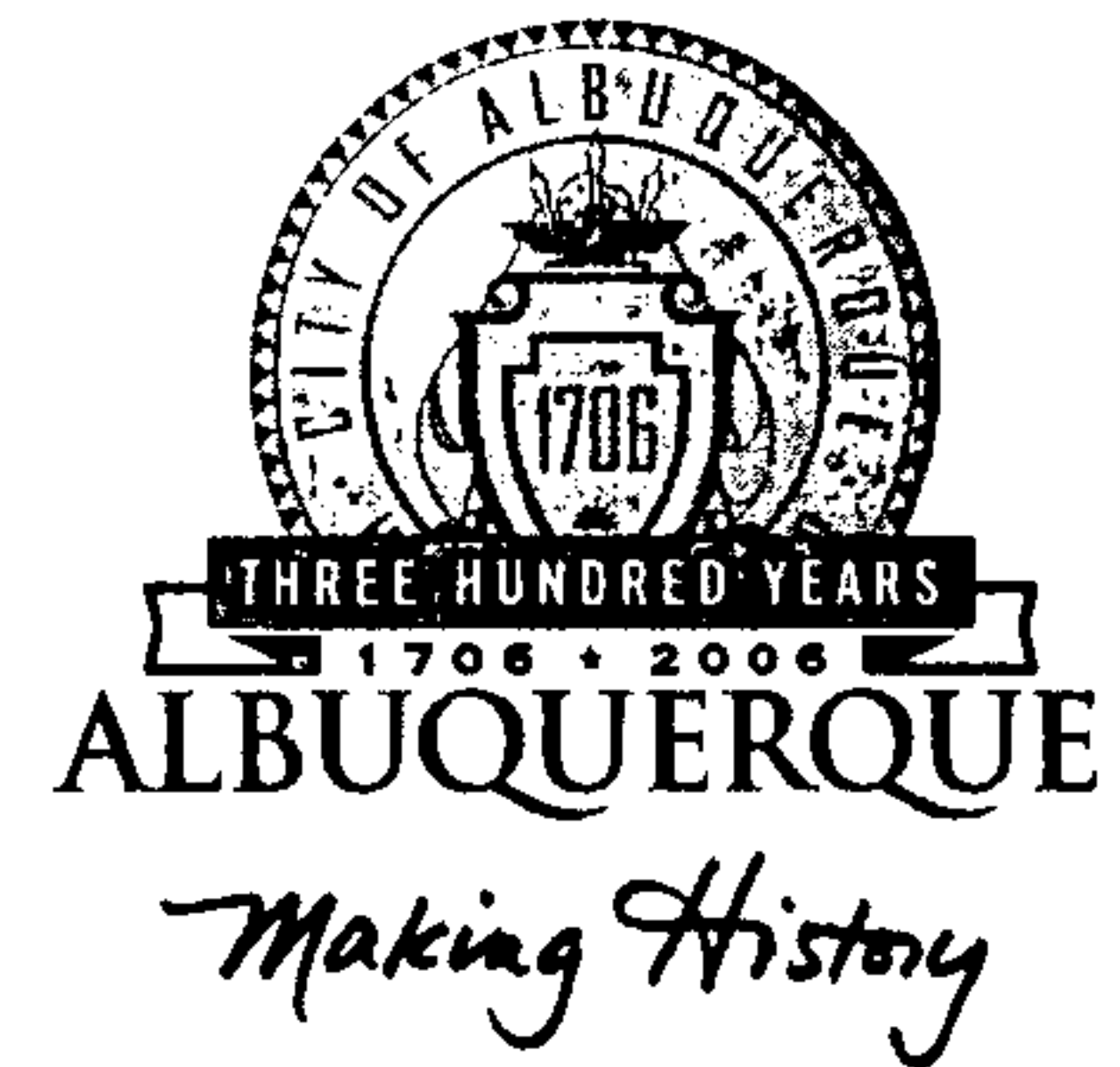


# CITY OF ALBUQUERQUE



December 28, 2005

Mr. Graeme Means, P.E.  
**JEFF MORTENSEN & ASSOCIATES**  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: CAUWELS WAREHOUSE**  
**3005 Broadway Blvd. SE**  
**Approval of Permanent Certificate of Occupancy (C.O.)**  
**Engineer's Stamp dated 03/30/2005 (M-14/D30)**  
**Certification dated 12/27/2005**

Dear Graeme:

P.O. Box 1293

Based upon the information provided in your submittal received 12/28/2005, 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.

Sincerely,

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

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

C: CO Clerk  
File

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003rd)

PROJECT TITLE: Cauwels Warehouse ZONE ATLAS/DRNG. FILE #: M14-D30  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract D, South Broadway Industrial Acres  
 CITY ADDRESS: 3005 Broadway SE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means  
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Cauwels & Stuve Realty and Development Advisors CONTACT: Paul Cauwels  
 ADDRESS: 6001 Indian School Rd NE PHONE: 266-5711  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: Claudio Vigil CONTACT: Art Blessen  
 ADDRESS: \_\_\_\_\_ PHONE: 842-1113  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: JMA (For Drainage Certification) CONTACT: Chuck Cala  
 ADDRESS: \_\_\_\_\_ PHONE: 345-4250  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: Klinger Contractors CONTACT: Adam Leyba  
 ADDRESS: 8701 Washington NE PHONE: 856-8208  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN 1<sup>st</sup> 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)  
☐ ENGINEER'S CERTIFICATION (TCL)  
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

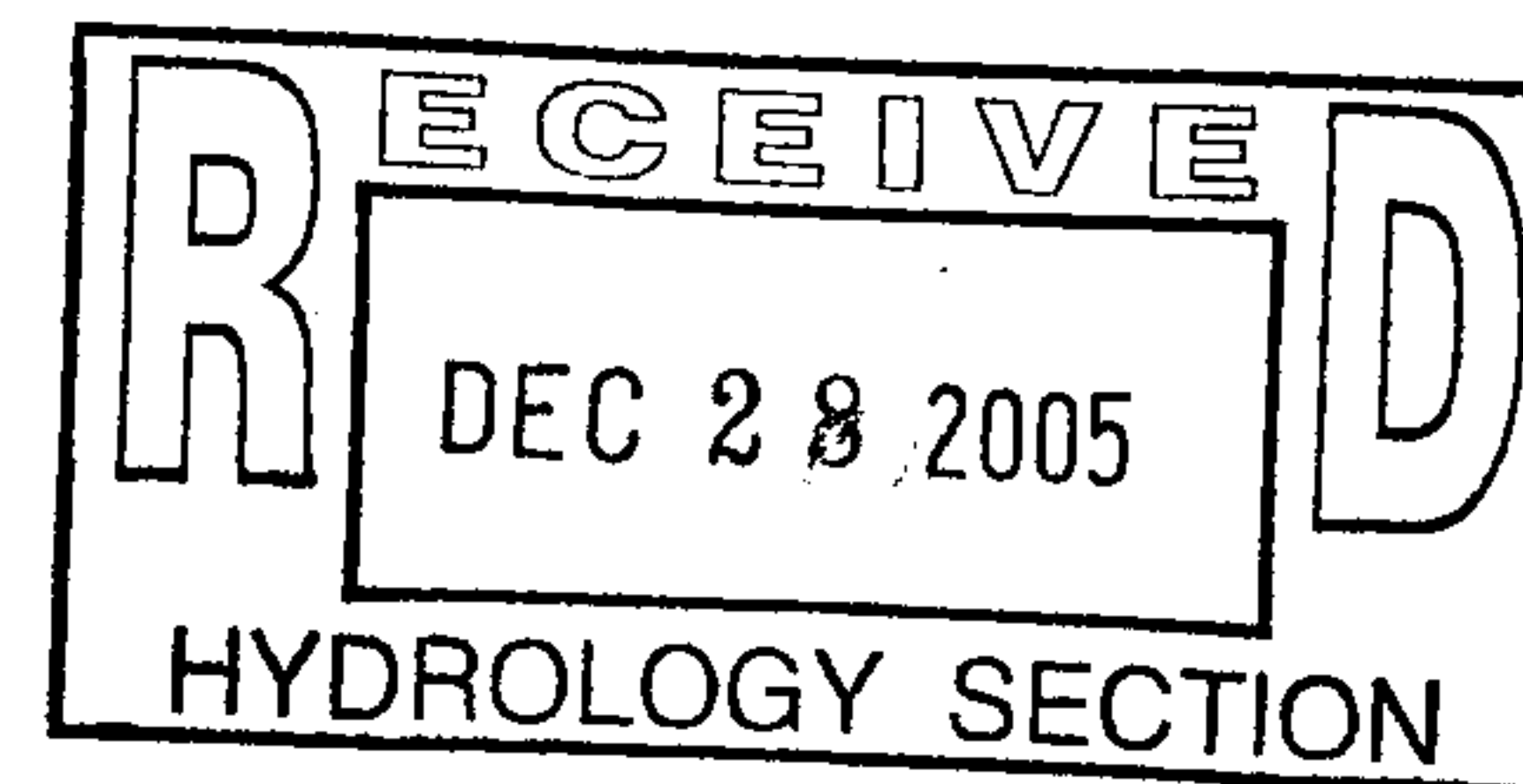
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ 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

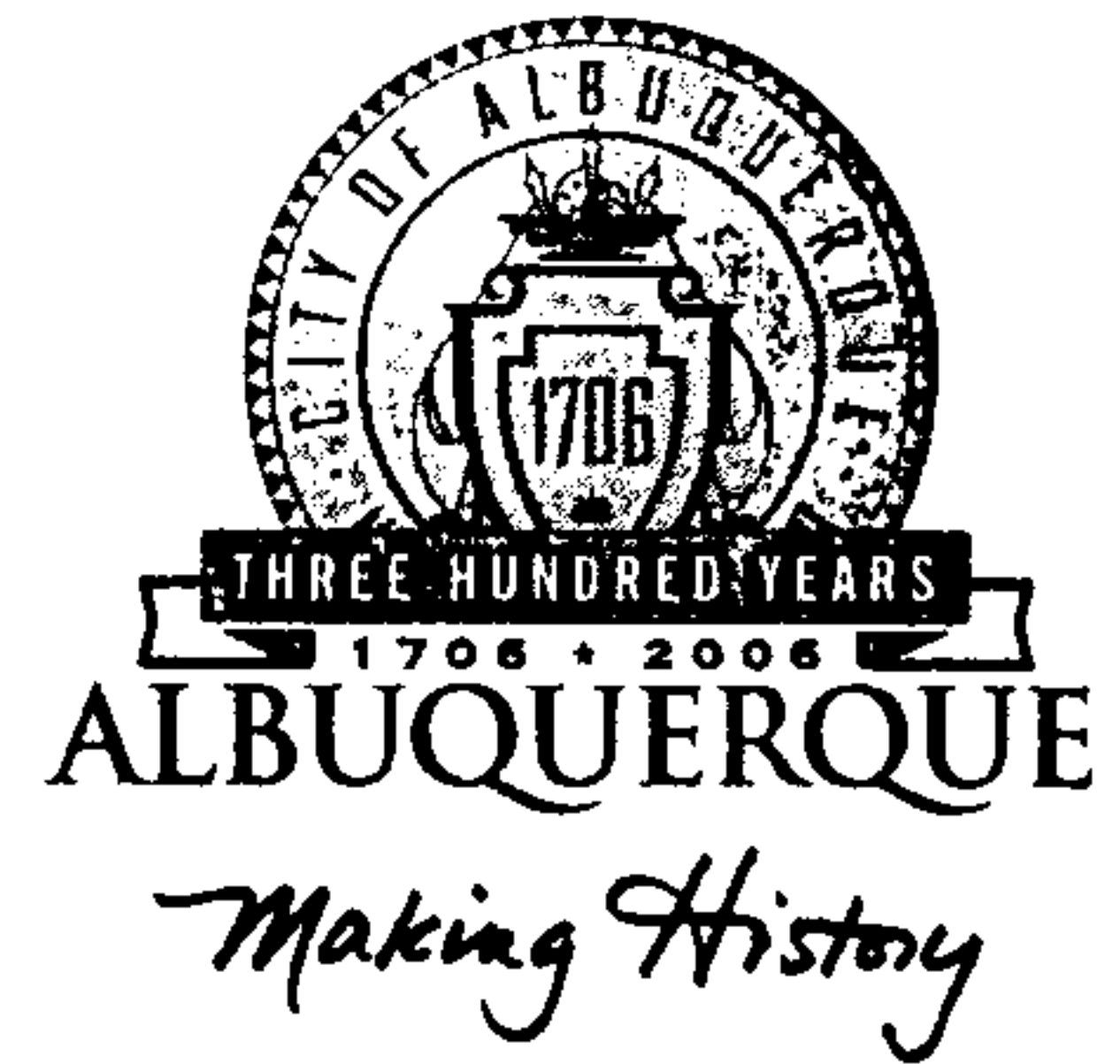
DATE SUBMITTED: 12/28/05 BY: J. Graeme Means



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 upon 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



April 8, 2005

J. Graeme Means, P.E.  
Jeff Mortensen & Associates, Inc.  
6010-B Midway Park Blvd. NE  
Albuquerque, NM 87109

**Re: Cauwels Warehouse, 3005 Broadway Blvd SE, Grading and Drainage Plan**

**Engineer's Stamp dated 3-30-05 (M14-D30)**

Dear Mr. Means,

Based upon the information provided in your submittal received 3-30-05, 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.

P.O. Box 1293

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.

Albuquerque

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  
Engineering Associate, Planning Dept.  
Development and Building Services

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



**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**

(REV. 1/28/2003rd)

PROJECT TITLE: Cauwels Warehouse ZONE ATLAS/DRNG. FILE #: M-14/D30  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Tract D, South Broadway Industrial Acres  
 CITY ADDRESS: 3005 Broadway SE

ENGINEERING FIRM: Jeff Mortensen & Assoc., Inc. CONTACT: J. Graeme Means  
 ADDRESS: 6010-B Midway Park Blvd. NE PHONE: (505) 345-4250  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: Cauwels & Stuve Realty and Development Advisors CONTACT: Paul Cauwels  
 ADDRESS: 6001 Indian School Rd NE PHONE: 266-5711  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87110

ARCHITECT: Claudio Vigil CONTACT: Art Blessen  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

SURVEYOR: Surveys Southwest CONTACT: Dan Graney  
 ADDRESS: 333 Lomas NE PHONE: 998-0303  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87102

CONTRACTOR: Klinger Contractors CONTACT: Adam Leyba  
 ADDRESS: 8701 Washington NE PHONE: 856-8208  
 CITY, STATE: Albuquerque, NM ZIP CODE: 87113

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1<sup>st</sup> 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)  
☐ ENGINEER'S CERTIFICATION (TCL)  
☐ ENGINEER'S CERTIFICATION (DRB APPR. SITE PLAN)  
☐ OTHER

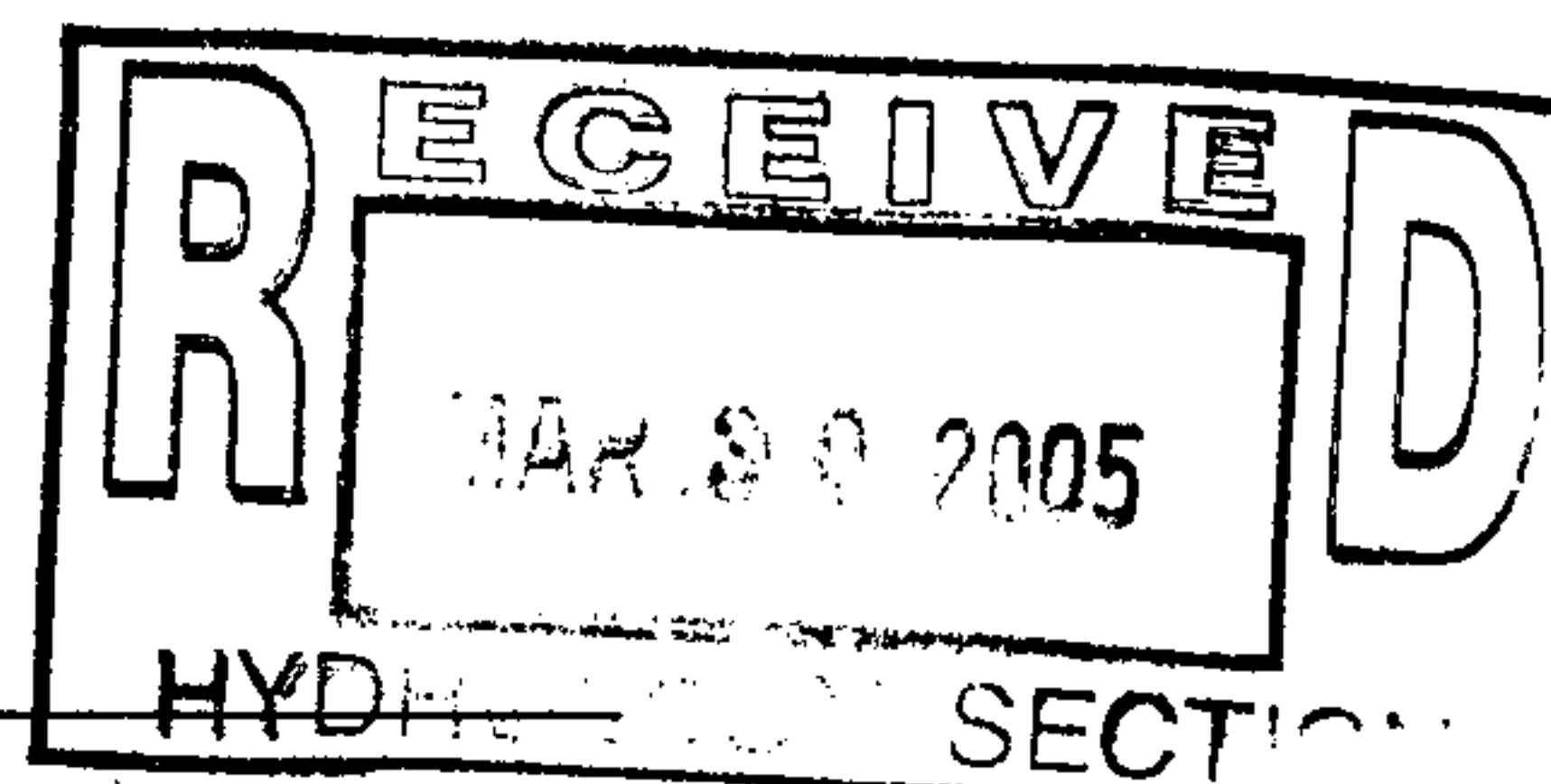
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ 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) **SO#19**

**WAS A PRE-DESIGN CONFERENCE ATTENDED:**

- ☒ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 03/30/05 BY: J. Graeme Means



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 upon 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

Pan/Zoom

x,y: 4.06004,2.16535

dx,dy: 0.51673,-1.00886

dist: 1.13349

1102' CONCRETE

S=0.0014; SS=2/1; BW= 10'

08-003-79

ARCH STRUCTURE

435' CONCRETE

S=0.0014; SS=2/1; BW= 10'

08-003-79

ARCH STRUCTURE

116' 76" STL

S= 0.0014

08-003-79

379' 36" RCP

S= 0.0010

10-005-83

53' 30" RCP

S= 0.0020

08-003-79

490' 30" RCP

S= 0.0021

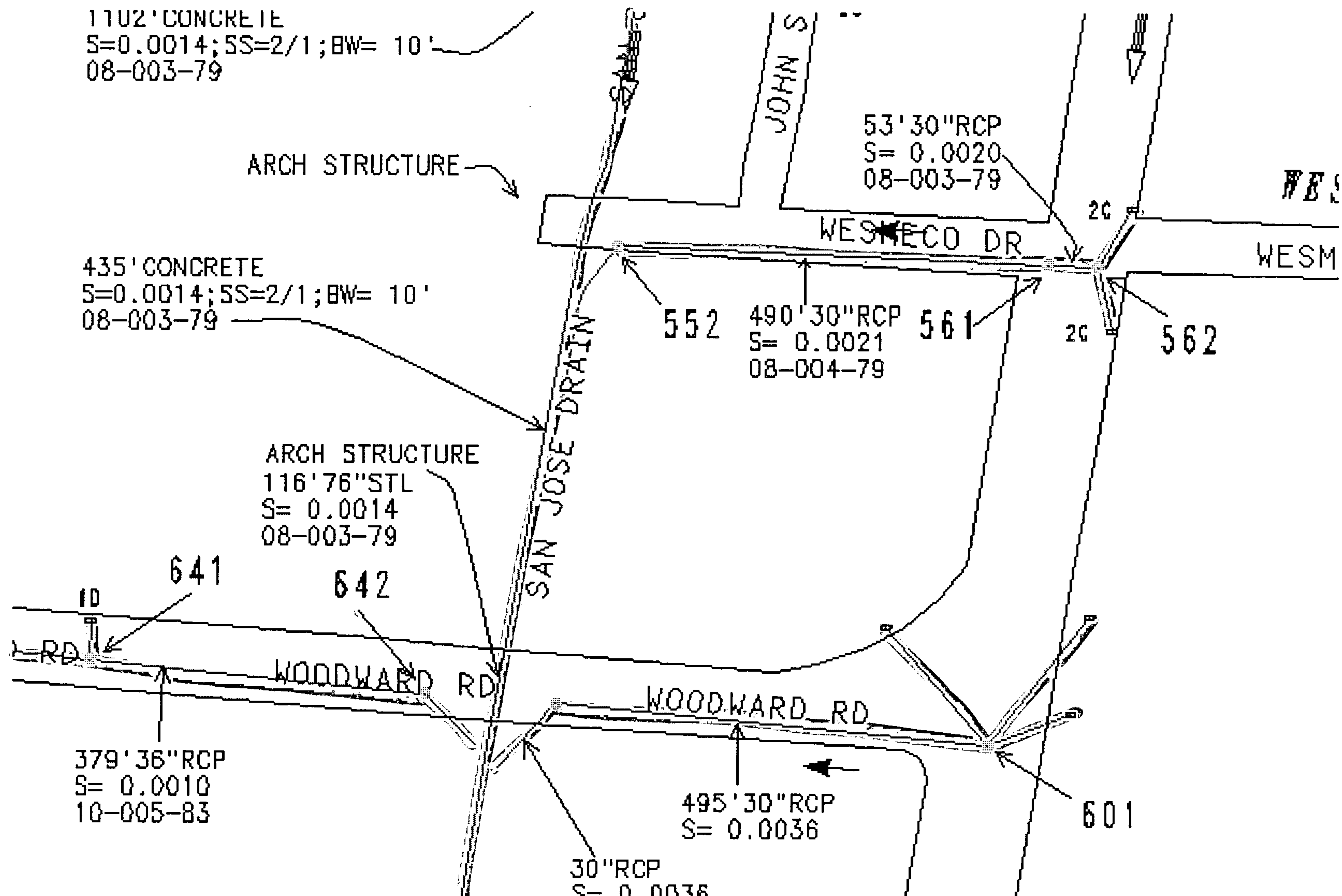
08-004-79

30" RCP

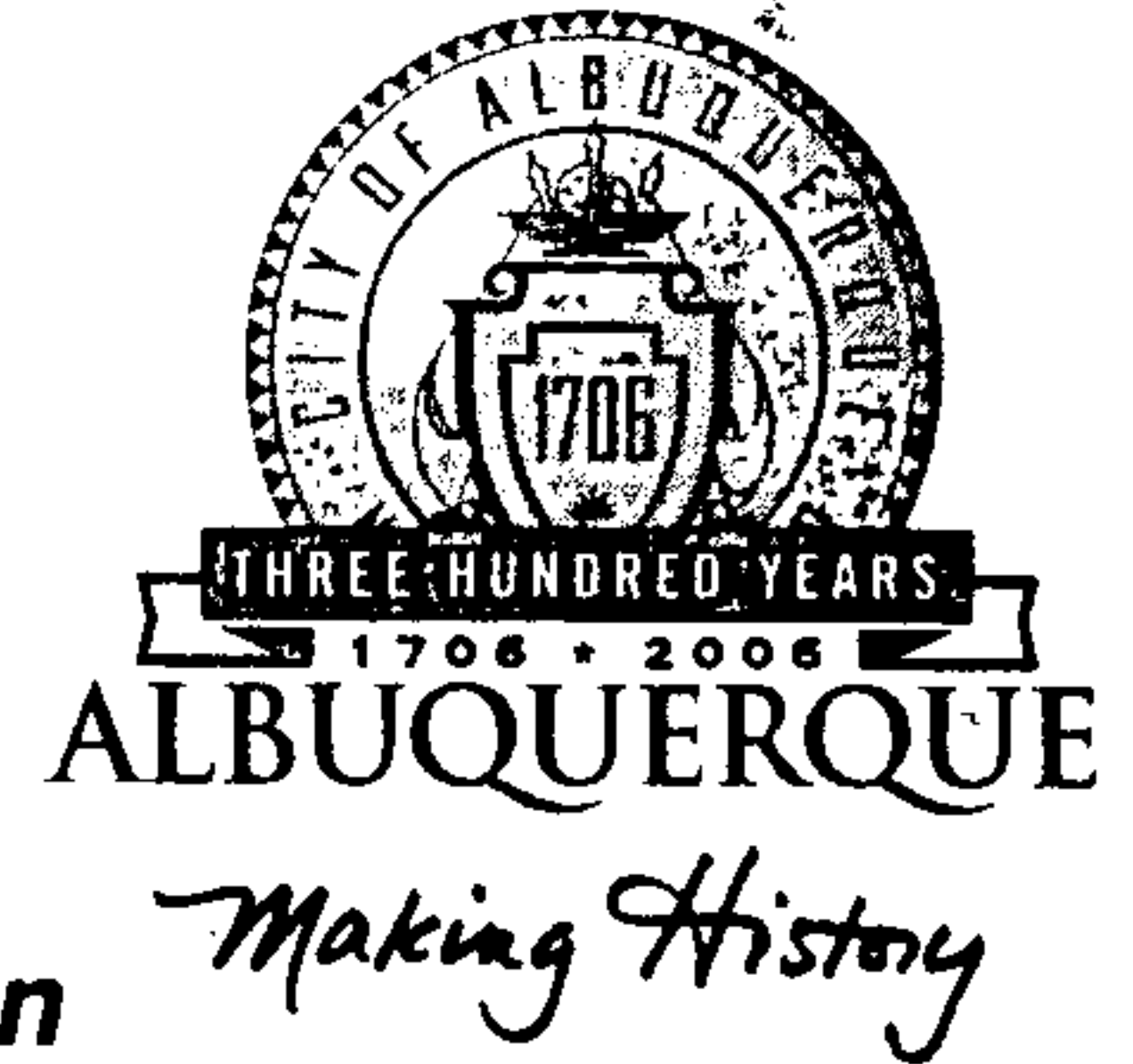
S= 0.0038

495' 30" RCP

S= 0.0036



# CITY OF ALBUQUERQUE



**Planning Department  
Transportation Development Services Section**

December 9, 2005

Claudio A. Vigil, Registered Architect  
**CLAUDIO VIGIL ARCHITECTS**  
1801 Rio Grande Blvd. NW  
Albuquerque, NM 87104

Re: Approval of Permanent Certificate of Occupancy (C.O.) for  
**CAUWELL'S WAREHOUSE**, [M-14 / D30]  
3005 Broadway Blvd. SE  
Architect's Stamp Dated 12/08/2005

Dear Mr. Vigil:

P.O. Box 1293

The TCL / Letter of Certification submitted on December 9, 2005 is sufficient for acceptance by this office for final Certificate of Occupancy (C.O.). Notification has been made to the Building and Safety Section.

Albuquerque

Sincerely,

New Mexico 87103

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

[www.cabq.gov](http://www.cabq.gov)

c: Engineer  
Hydrology file  
CO Clerk



December 8, 2005

Phillip J Lovato  
600 2nd. St. N.W.  
Transportation Department  
Building and Inspection  
Albuquerque, New Mexico

RE: Traffic Certification  
Cauwel's Warehouse  
3005 Broadway blvd. SE

Dear Phillip Lovato,

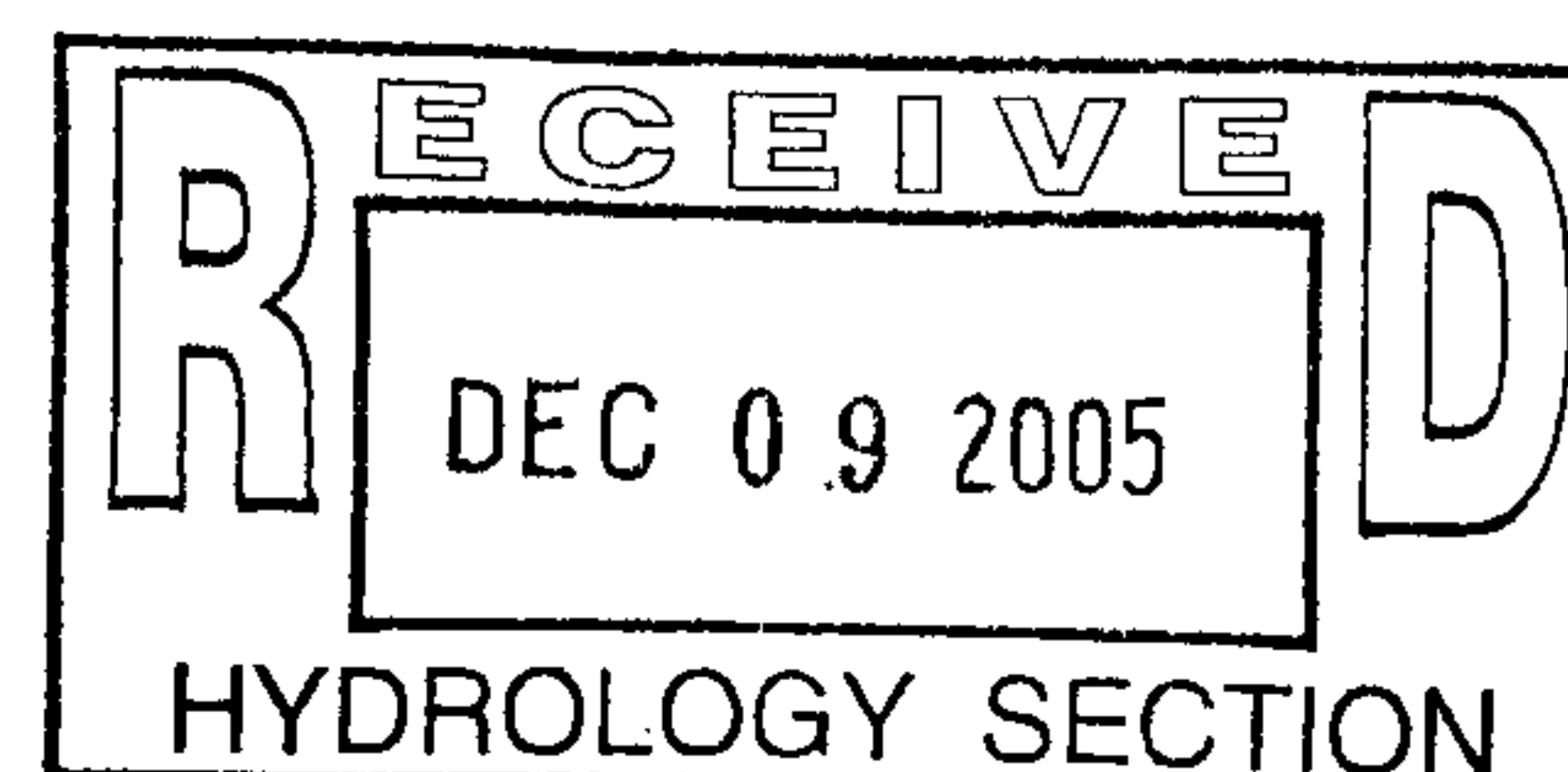
On December 8, 2005 this office made an inspection of the completed improvements to the Cauwel's Warehouse . All work necessary to support the facility has been completed, except as noted below, and is in substantial compliance with the approved Site Plan.

The landscaping around the site was in progress and is schedules to be complete by December 15, 2005.

The work is complete, except as noted above, and ready for occupancy.

Sincerely,

Claudio Vigil  
President





# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CAMWEL'S WAREHOUSE

DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: M-14/D30  
WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

CITY ADDRESS: 3005 BROADWAY BLVD SE

ENGINEERING FIRM: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen

PHONE: 505.842.1113

ZIP CODE: 87104

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

ARCHITECT: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen

PHONE: 505.842.1113

ZIP CODE: 87104

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

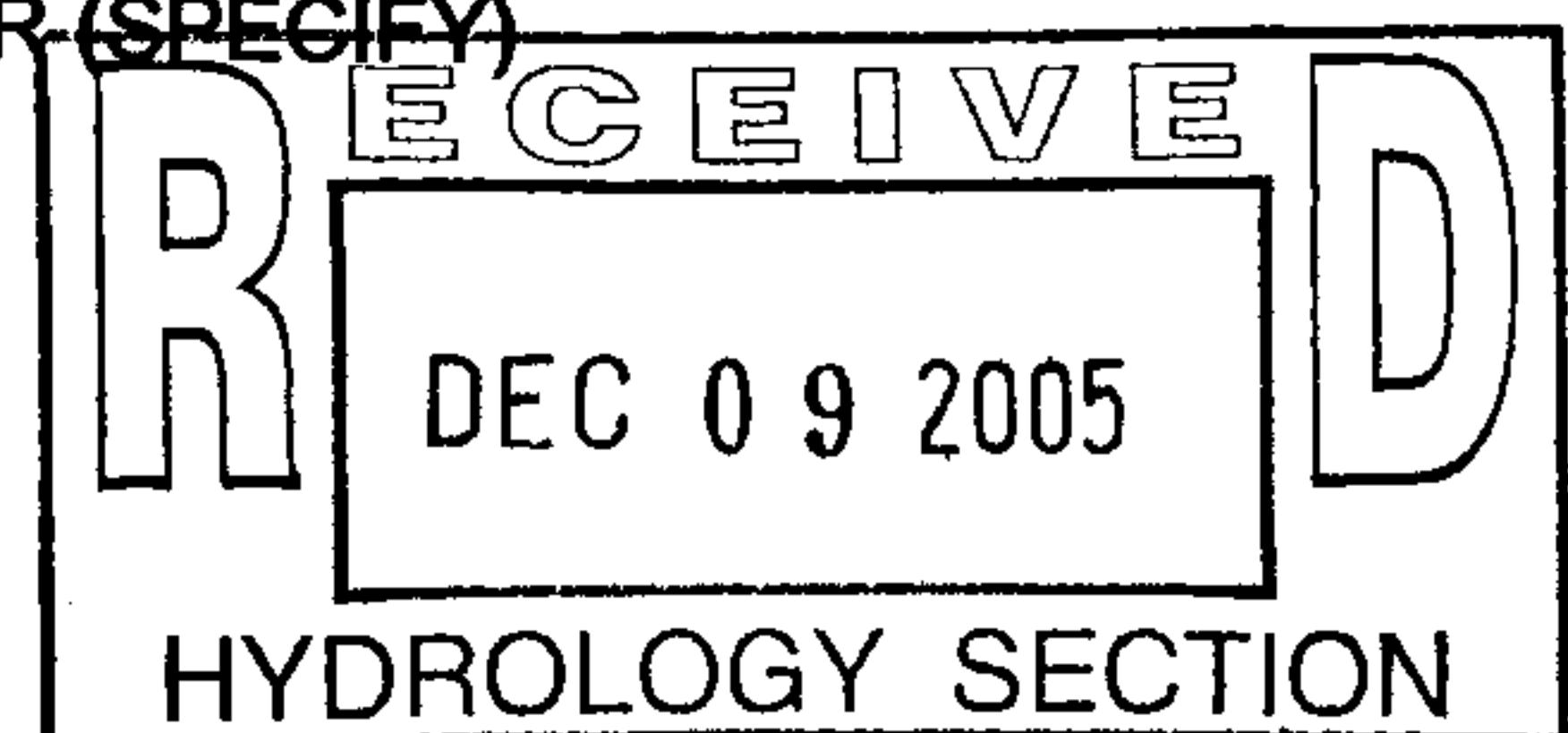
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☒ ENGINEERS 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: \_\_\_\_\_

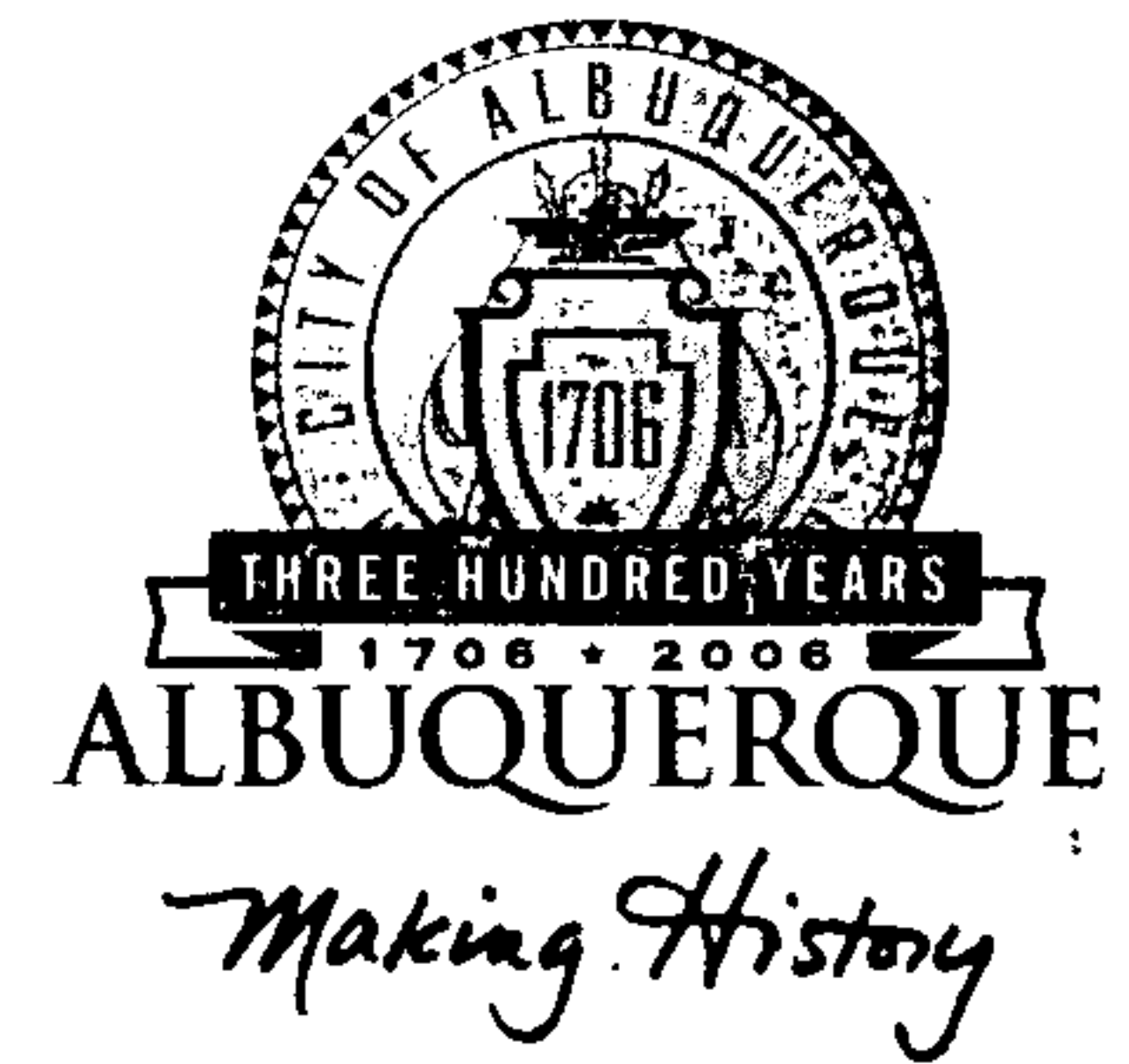
BY: Arthur Blessen

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:

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



# CITY OF ALBUQUERQUE



July 14, 2005

Claudio Antonio Vigil, R.A.  
Claudio Vigil Architects  
1801 Rio Grande Blvd. NW  
Albuquerque, NM 87104

**Re: Cauwel's Warehouse, 3005 Broadway Blvd. SE**  
**Traffic Circulation Layout – Architect's Stamp dated 7-12-05 (M14-D30)**

Dear Mr. Vigil,

Based upon the information provided in your submittal received 7-13-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

- Provide public roadway easement.
- Move the access point on Broadway Blvd. approximately 50' north.

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

Sincerely,

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

cc: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CAWVELS WAREHOUSE

DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: M14/P30

WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT D SOUTH BROADWAY INDUSTRIAL ALBES

CITY ADDRESS: 3005 BROADWAY BLYD SE

ENGINEERING FIRM: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen

PHONE: 505.842.1113

ZIP CODE: 87104

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

ARCHITECT: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen

PHONE: 505.842.1113

ZIP CODE: 87104

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CHECK TYPE OF SUBMITTAL:

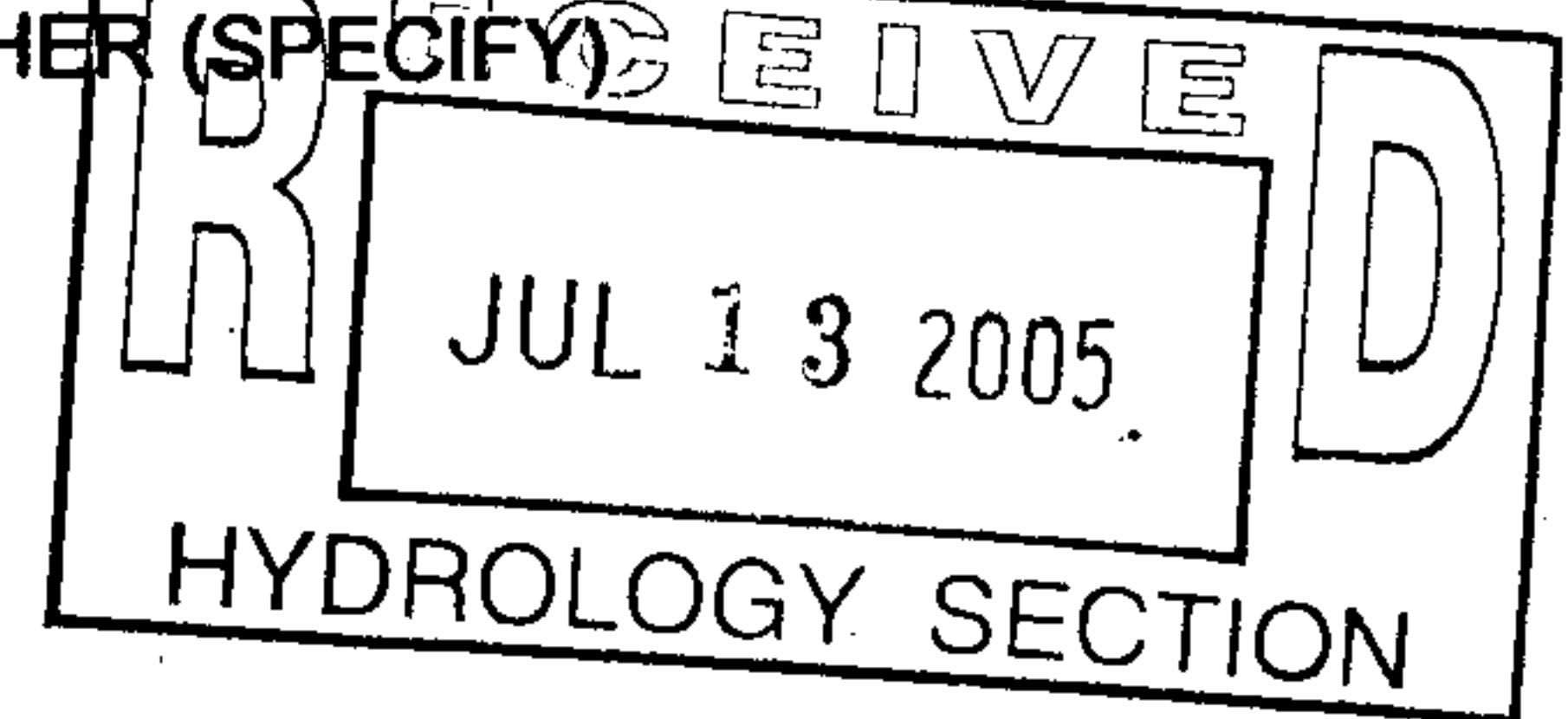
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS 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: 7-13-05

BY: J Arthur Blessen

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:

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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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

- PROVIDE EASEMENTS

- MOVE ENTRANCE NORTH

50' +





July 12, 2005

Wilfred Gallegos PE  
600 2nd. St. N.W.  
Transportation Department  
Albuquerque, New Mexico

RE: Traffic Certification - Cauwels Warehouse (M14/D30)  
3005 Broadway Blvd SE

Dear Wilfred,

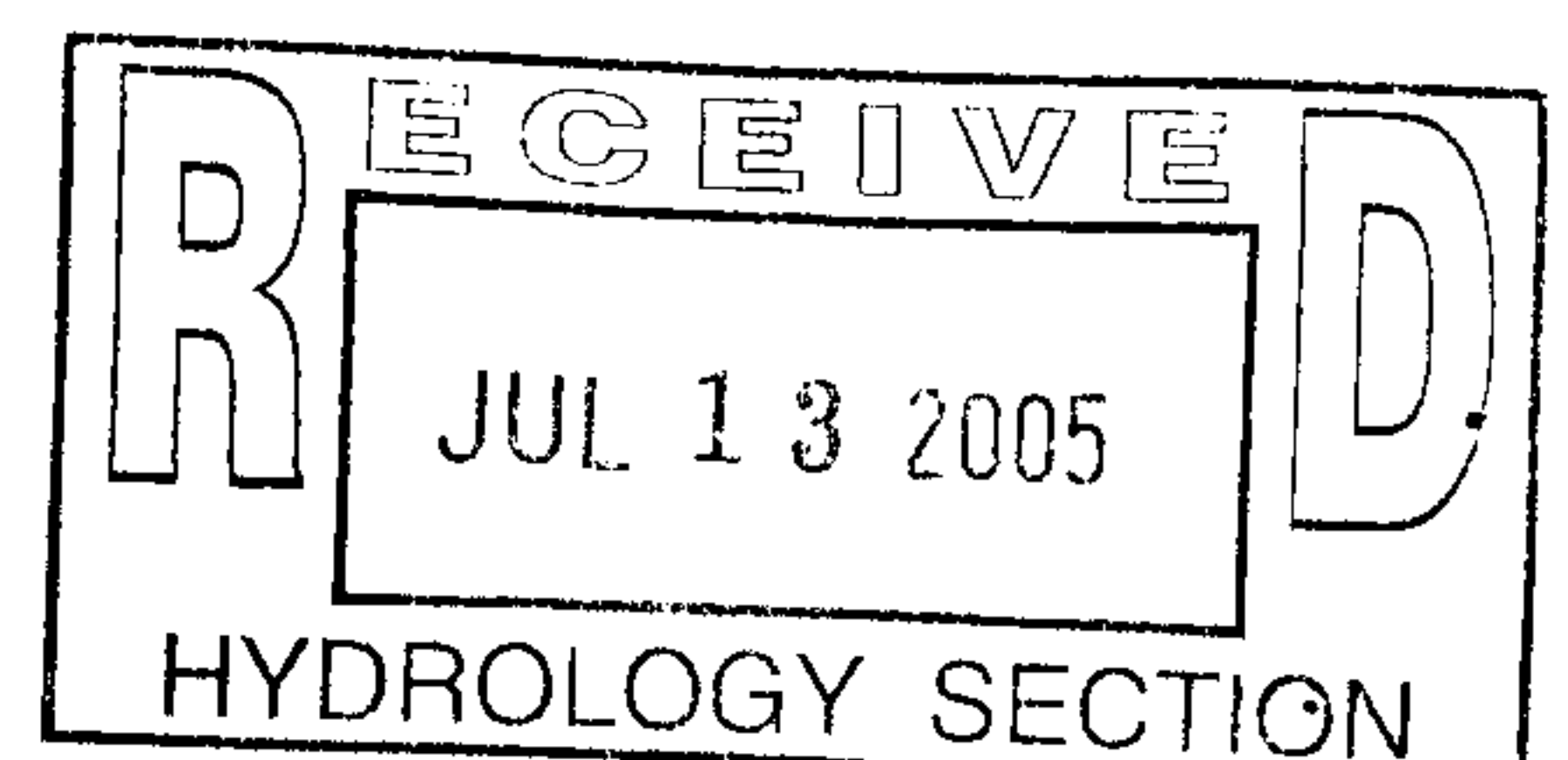
To follow are the responses to your comments of May 13, 2005:

1. *We can not give our approval until we receive a copy of the New Mexico DOT sign off for the proposed curb cut on Broadway.*  
Tony Aboo, of The State Highway Department, informed us that this portion of South Broadway Boulevard was not under the NMDOT control.
2. *A public roadway easement is required for the intersections of Broadway Boulevard / Woodward Road and Wesmeco Drive / Broadway Boulevard.*  
The requested public easements are to be filed under separate plate action.

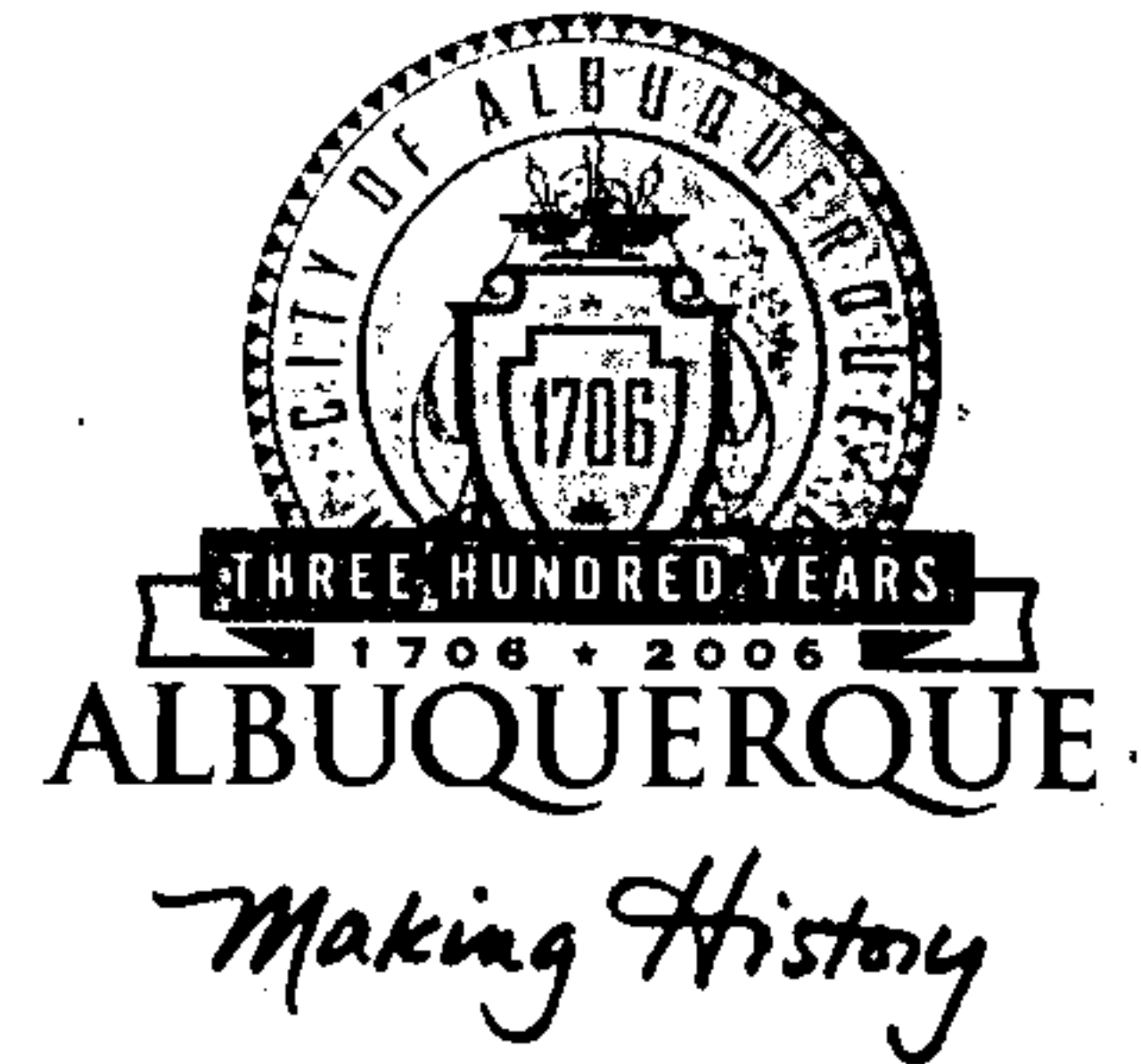
Should you have any questions or require additional information please call.

Sincerely,

J Arthur Blessen PE, Project Architect



# CITY OF ALBUQUERQUE



September 2, 2005

Claudio Antonio Vigil, R.A.  
Claudio Vigil Architects  
1801 Rio Grande Blvd. NW  
Albuquerque, NM 87104

**Re: Cauwel's Warehouse, 3005 Broadway Blvd. SE**  
**Traffic Circulation Layout – Architect's Stamp dated 8-30-05 (M14-D30)**

Dear Mr. Velasquez,

The TCL submittal received 8-30-05 is approved for Building Permit. The plan is stamped and signed as approved. A copy of this plan shall be inserted into each set of the building permit plans. Please keep the original to be used for final C.O. certification of the site required by Transportation.

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 Drainage and Transportation Information Sheet to Hydrology at the Development Services Center of Plaza Del Sol Building.

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 Drainage and Transportation Information Sheet 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,

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Planning Dept.  
Development and Building Services

cc: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: CAUWELS WAREHOUSE

DRB #:

EPC#:

ZONE MAP/DRG. FILE #: M14/D30

WORK ORDER#:

LEGAL DESCRIPTION: TRACT D SOUTH BROADWAY INDUSTRIAL ACRES

CITY ADDRESS: 3005 BROADWAY BLYD. SE

ENGINEERING FIRM: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blesser

PHONE: 505.842.1113

ZIP CODE: 87104

OWNER:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

ARCHITECT: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blesser

PHONE: 505.842.1113

ZIP CODE: 87104

SURVEYOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

CONTRACTOR:

ADDRESS:

CITY, STATE:

CONTACT:

PHONE:

ZIP CODE:

## CHECK TYPE OF SUBMITTAL:

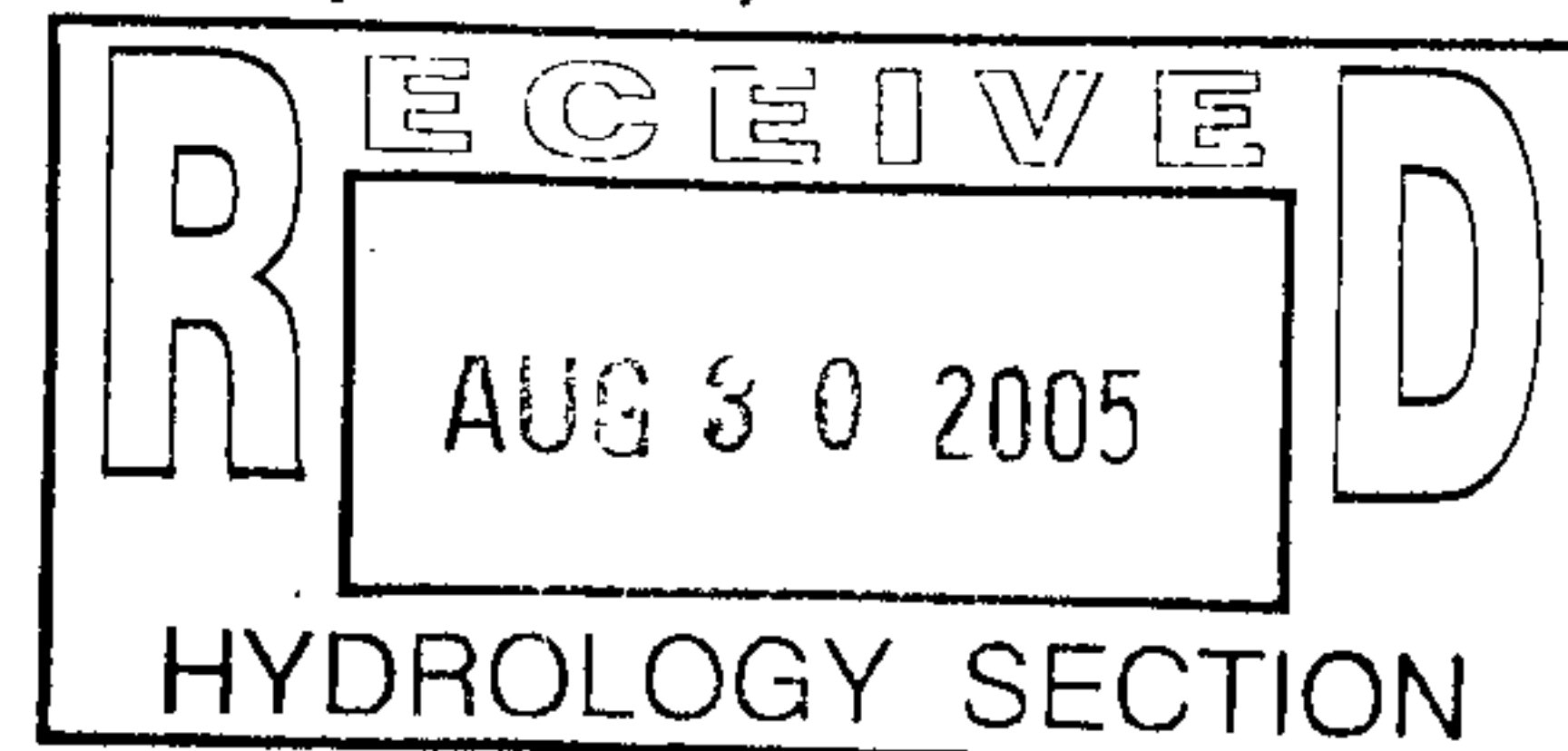
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL) **RESUBMITTAL**
- ☐ 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
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- ☒ 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: 8-30-05

BY: J. ARTHUR BLESSEN

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.





August 30, 2005

Wilfred Gallegos PE  
600 2nd. St. N.W.  
Transportation Department  
Albuquerque, New Mexico

RE: Traffic Certification - Cauwels Warehouse (M14/D30)  
3005 Broadway Blvd SE

Dear Wilfred,

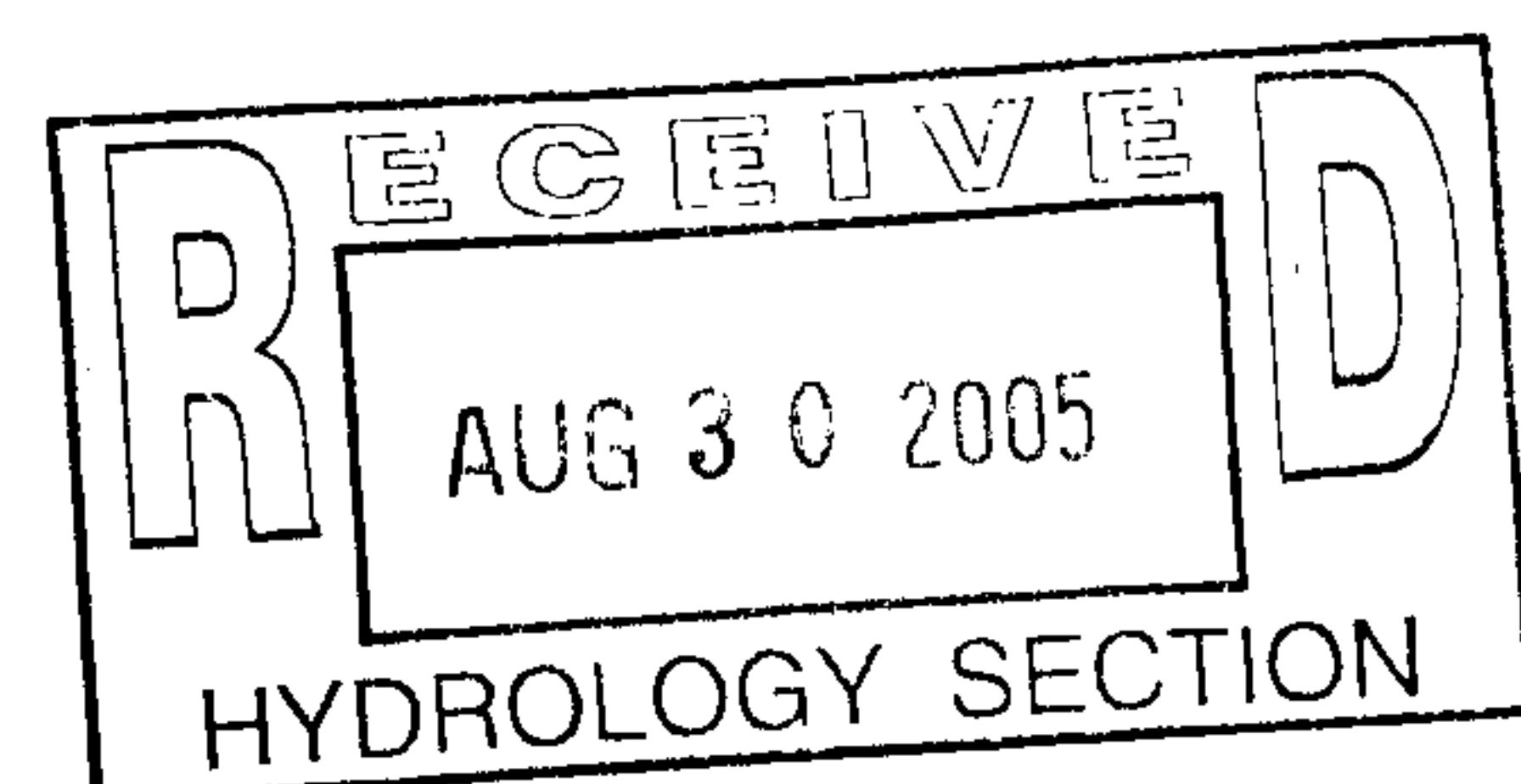
To follow are the responses to your comments of July 14, 2005:

1. *Provide public roadway easement.*  
The requested public easements have been filed. (See attached copy of easements)
2. *Move the access point on Broadway Blvd. approximately 50' north.*  
The drive entrance has been moved as requested.

Should you have any questions or require additional information please call.

Sincerely,

J Arthur Blessen PE, Project Architect



**PERMANENT EASEMENT**

Grant of Permanent Easement between Paul Cauwells ("Grantor"), whose address is 6100 Indian School Road NE, Albuquerque, NM 87110 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico, 87103.

Subject to existing rights of record, Grantor grants to the City an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of a public roadway easement within Tract D, South Broadway Industrial Area, together with the right to remove trees, bushes, undergrowth and any other obstacles upon the Property if the ABCWUA determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs any improvements ("Improvements") within the Easement, the City has the right to enter upon Grantors property at any time and perform whatever inspection, installation, maintenance, repair, modification or removal ("Work") it deems appropriate without liability to the city. If the Work effects any Improvements or encroachments made by the Grantor, the City will not be financially or otherwise responsible for rebuilding or repairing the Improvements or encroachments. If in the opinion of the City, the Work to be performed by the City could endanger the structural integrity or otherwise damage the Improvements or encroachments, the Grantor shall, at its own expense, take whatever protective measures are required to safeguard the Improvements or encroachments.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any part thereof and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

This Easement shall not be effective until approved by the Executive Director, or designee, in the signature block below.

WITNESS my hand and seal this 26<sup>th</sup> day of August, 2005

APPROVED:

\_\_\_\_\_  
City Engineer

\_\_\_\_\_  
Dated

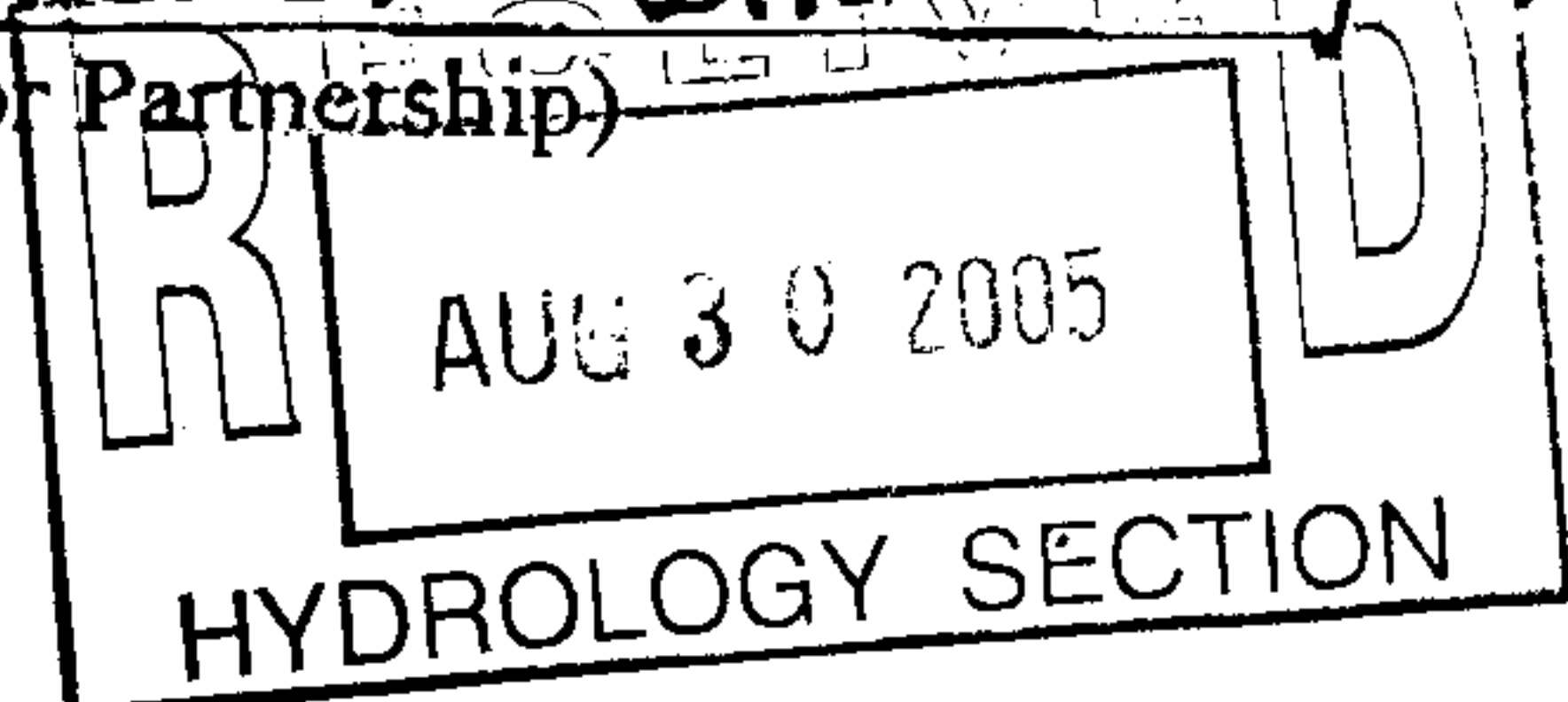
GRANTOR:

\_\_\_\_\_  
(Individual)

GRANTOR:

By: 

Its: managing member Wild Turkey LLC,  
(Corporation or Partnership)



INDIVIDUAL

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss

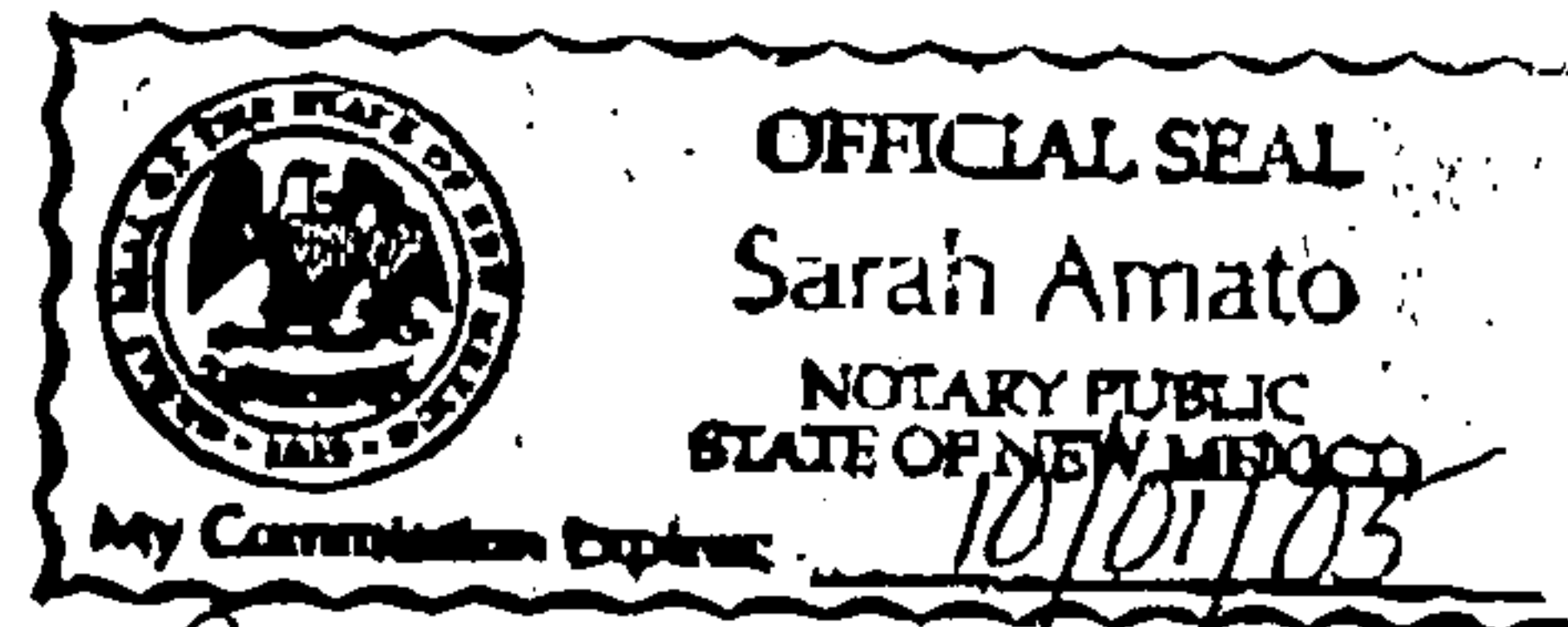
This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

CORPORATION

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO ss



This instrument was acknowledged before me on 25<sup>th</sup> day of AUGUST, 2005, by PAUL CAWVELLS, MANAGING MEMBER of WILD TURKEY, LLC, a NEW MEXICO corporation, on behalf of the corporation.

Sarah Amato  
Notary Public

My Commission Expires: 10/01/05

PARTNERSHIP

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, partner(s), on behalf of \_\_\_\_\_, a partnership.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss

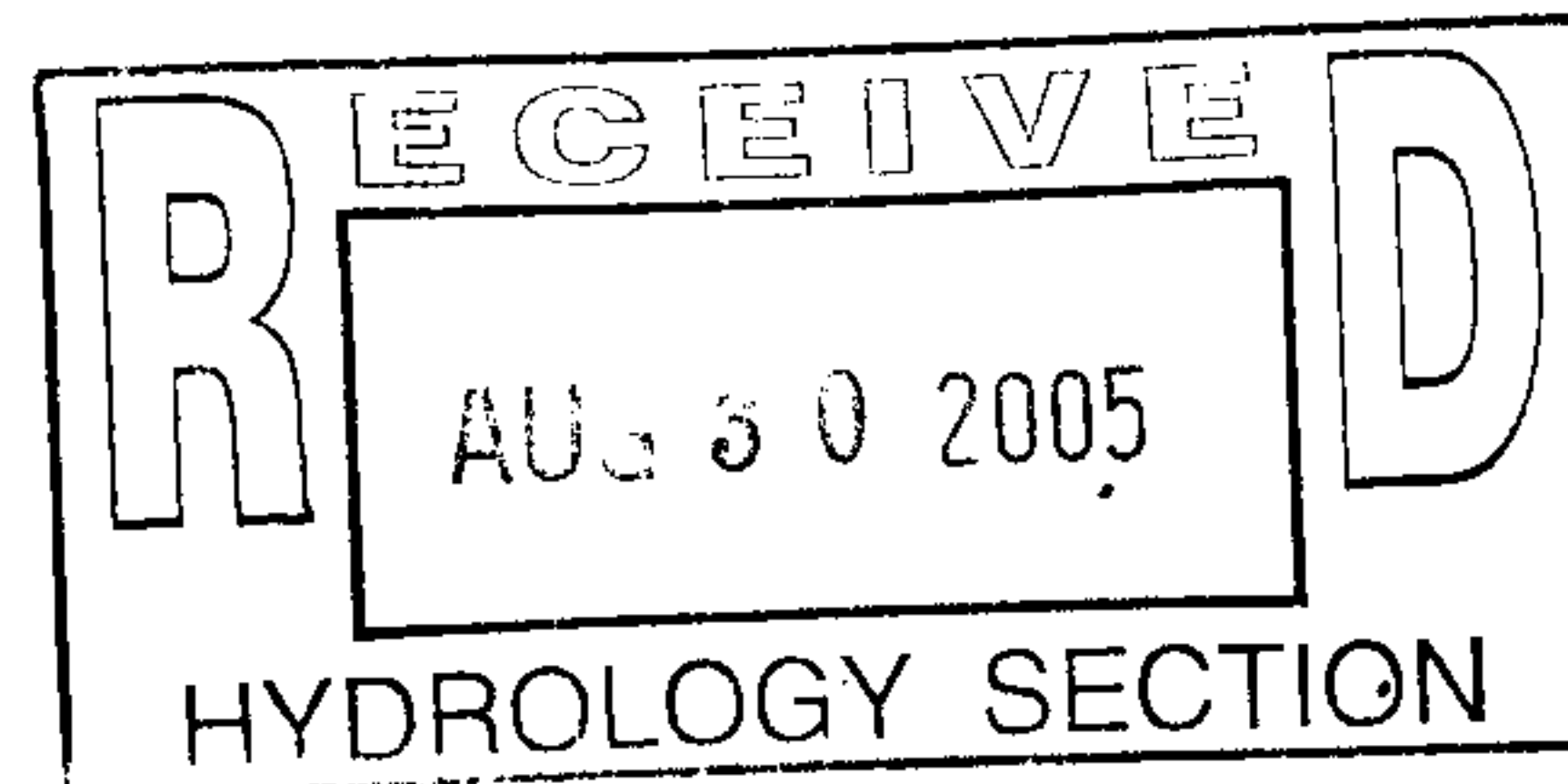
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, City Engineer, Planning Department, for the City of Albuquerque, a New Mexico municipal corporation, on behalf of the corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(EXHIBIT "A" ATTACHED)

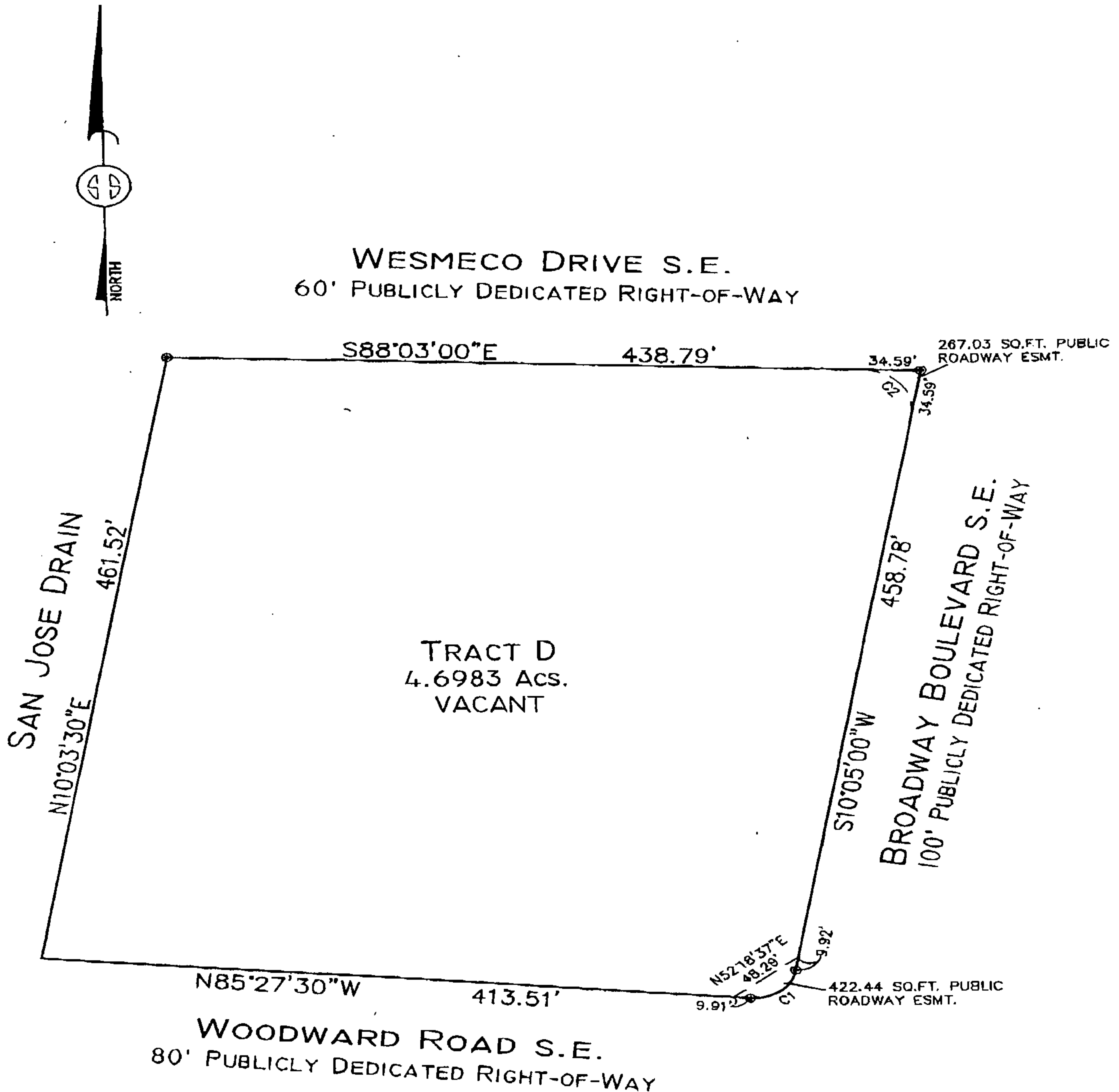
-2-





1" = 100'  
 PROJECT NO. 0411PB21  
 DRAWN BY PGB  
 ZONE ATLAS: M-14-Z

# "EXHIBIT A"



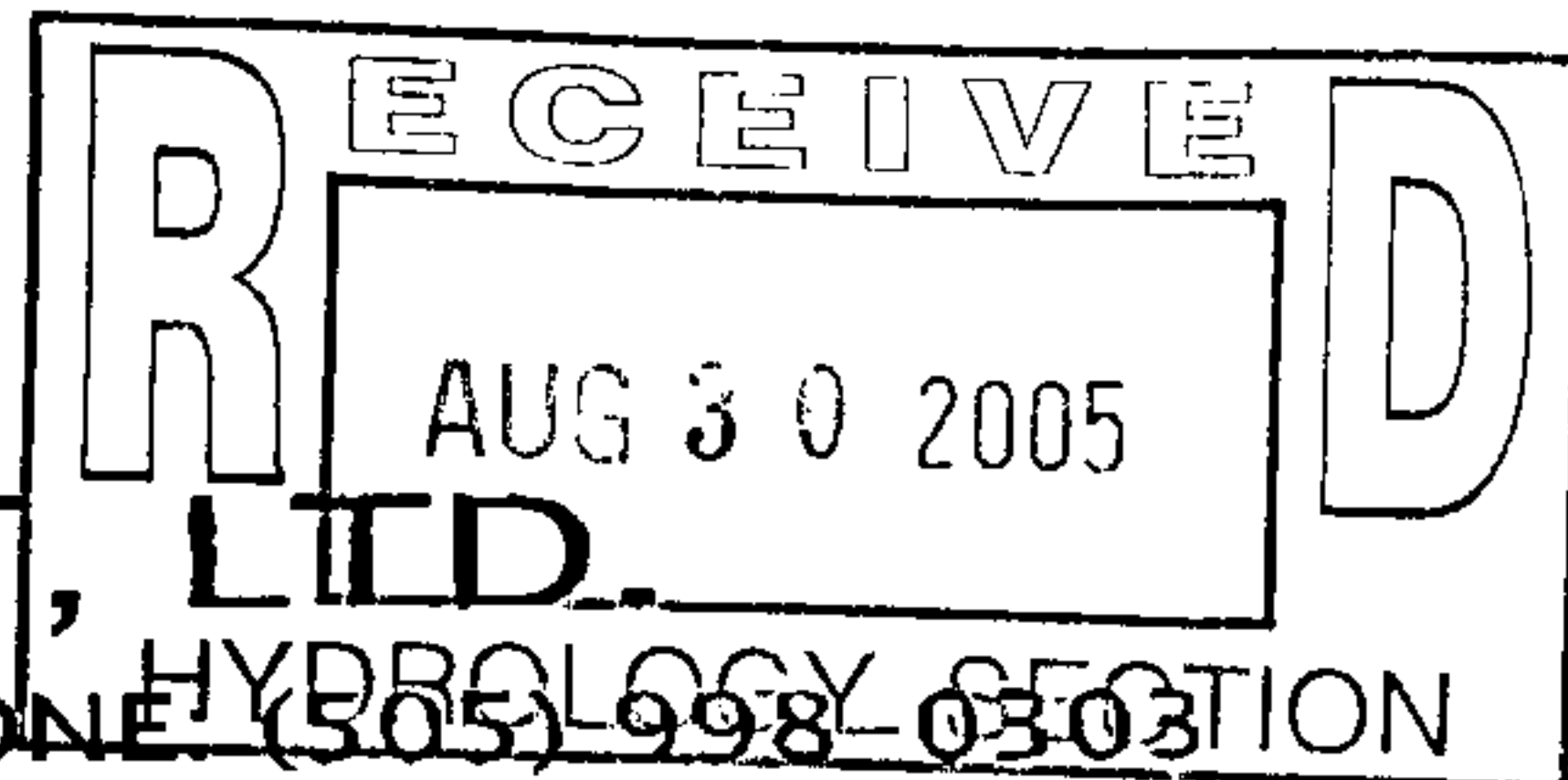
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	25.00'	36.85'	84°27'14"	S52°18'37"W	33.60'
C2	30.00'	51.38'	98°08'00"	S38°59'00"E	45.33'

**SURVEYS SOUTHWEST, LTD.**

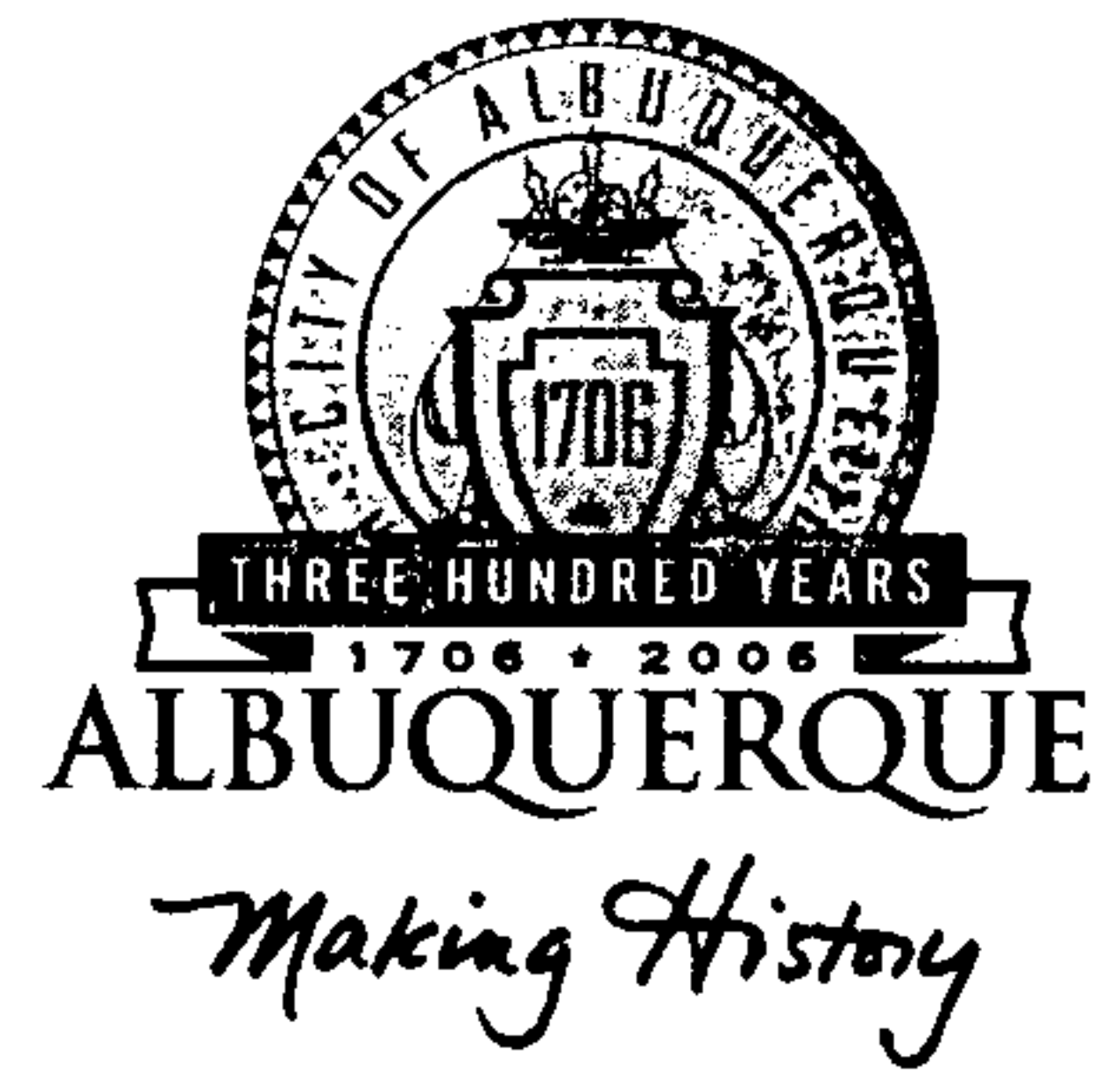
333 LOMAS BLVD., N.E.  
 ALBUQUERQUE, NEW MEXICO  
 87102

PHONE: (505) 998-0303  
 FAX: (505) 998-0306

**South Broadway Industrial Acres**



# CITY OF ALBUQUERQUE



May 13, 2005

Claudio Antonio Vigil, R.A.  
Claudio Vigil Architects  
1801 Rio Grande Blvd. NW  
Albuquerque, NM 87104

**Re: Cauwels Warehouse, 3005 Broadway Blvd SE, Traffic Circulation Layout  
Architect's Stamp dated 5-02-05 (M14-D30)**

Dear Mr. Vigil,

Based upon the information provided in your submittal received 5-03-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

1. We cannot give our approval until we receive a copy of the New Mexico DOT sign off for the proposed curb cut on Broadway.
2. A public roadway easement is required for the intersection of Broadway Boulevard / Woodward Road and Wesmeco Drive / Broadway Boulevard.

Albuquerque

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

New Mexico 87103

Sincerely,

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

[www.cabq.gov](http://www.cabq.gov)

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

Cannels Warehouse

PROJECT TITLE: WAREHOUSE - TRACT D SOUTH BROADWAY IND. ACRES ZONE MAP/DRG. FILE #: M14/D30  
DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT D SOUTH BROADWAY IND. ACRES  
CITY ADDRESS: 3005 BROADWAY BLVD.

ENGINEERING FIRM: Claudio Vigil Architects  
ADDRESS: 1801 Rio Grande Blvd NW  
CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen  
PHONE: 505.842.1113  
ZIP CODE: 87104

OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: Claudio Vigil Architects  
ADDRESS: 1801 Rio Grande Blvd NW  
CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen  
PHONE: 505.842.1113  
ZIP CODE: 87104

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

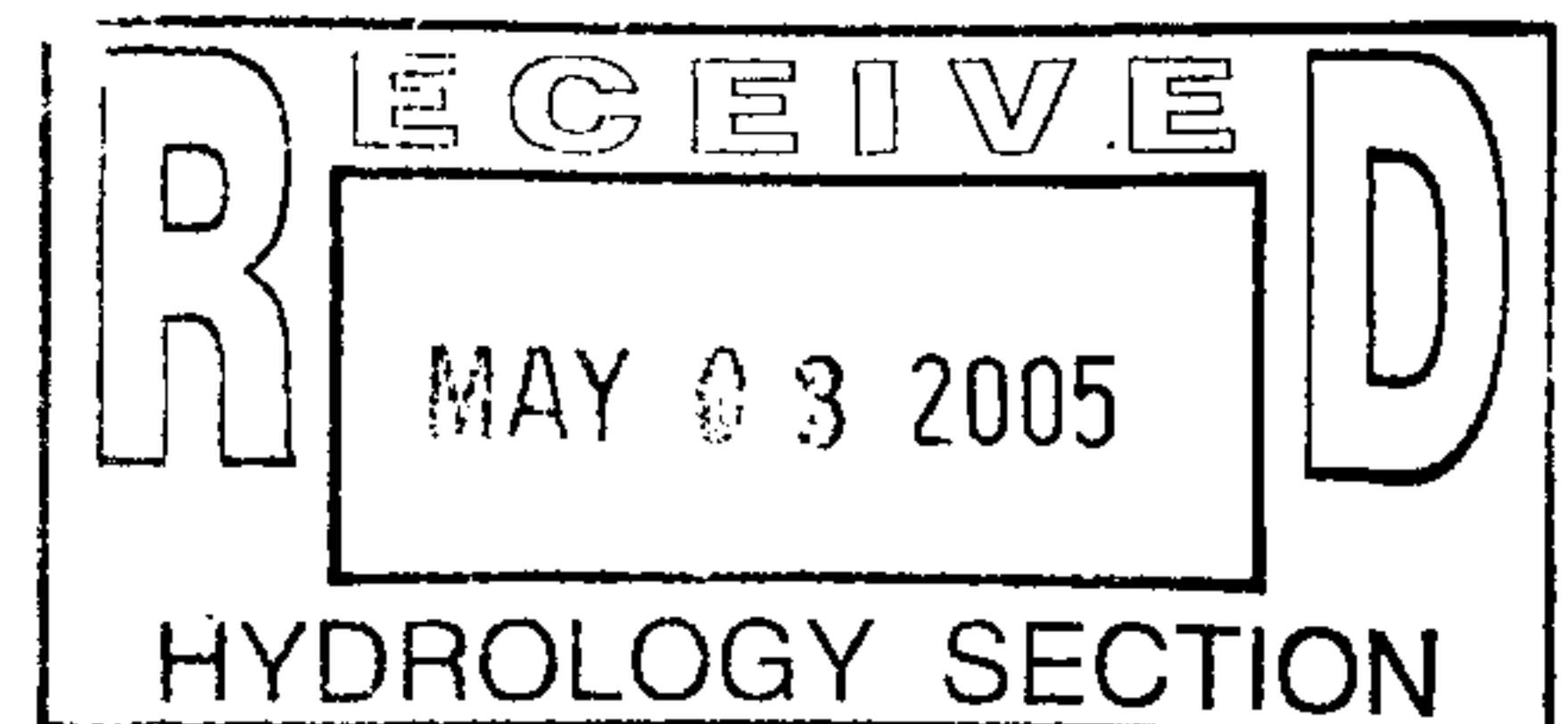
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> 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) **RESUBMITTAL**
- ☐ 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: 5-3-05 BY: Arthur Blessen

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.





CLAUDIO VIGIL ARCHITECTS

→ Need DOT approval before we can approve

May 2, 2005

Wilfred Gallegos PE  
600 2nd. St. N.W.  
Transportation Department  
Albuquerque, New Mexico

→ Need public roadway easement  
for Broadway / Woodward,  
Wesmeco / Broadway

RE: Traffic Certification - Cauwels Warehouse (M14/D30)  
3005 Broadway Blvd SE

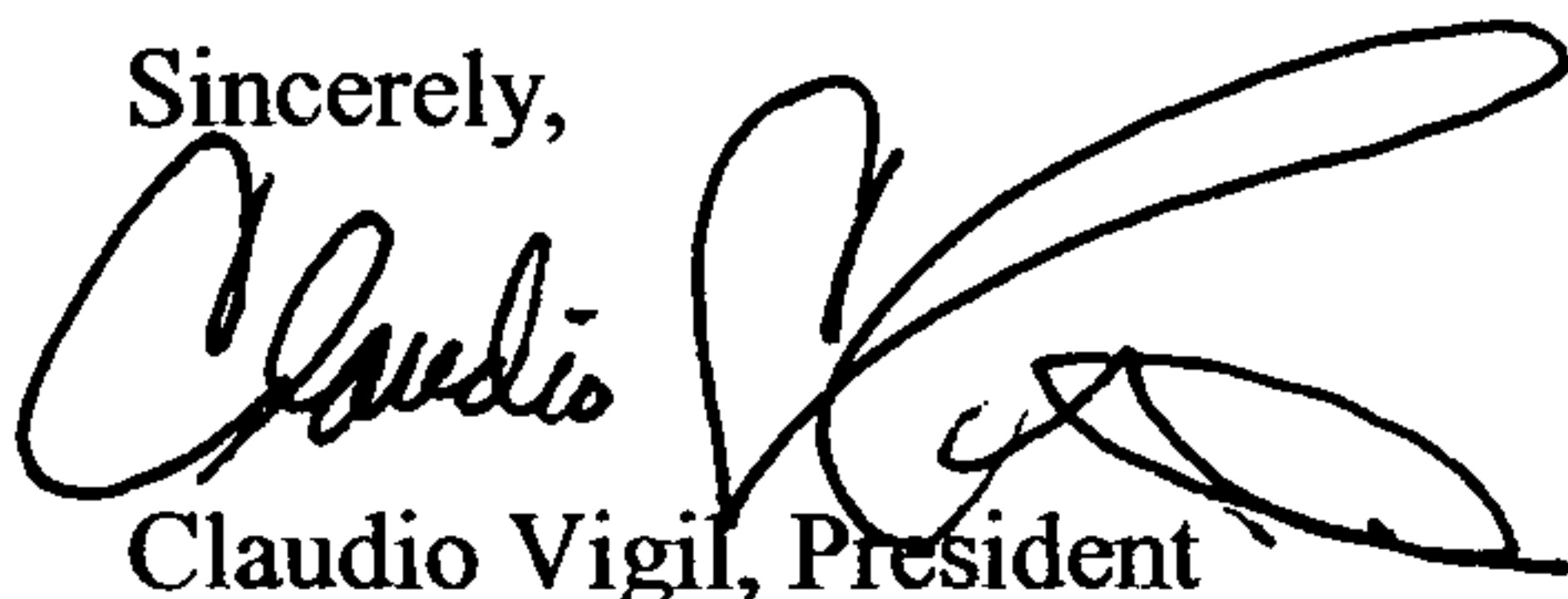
Dear Wilfred,

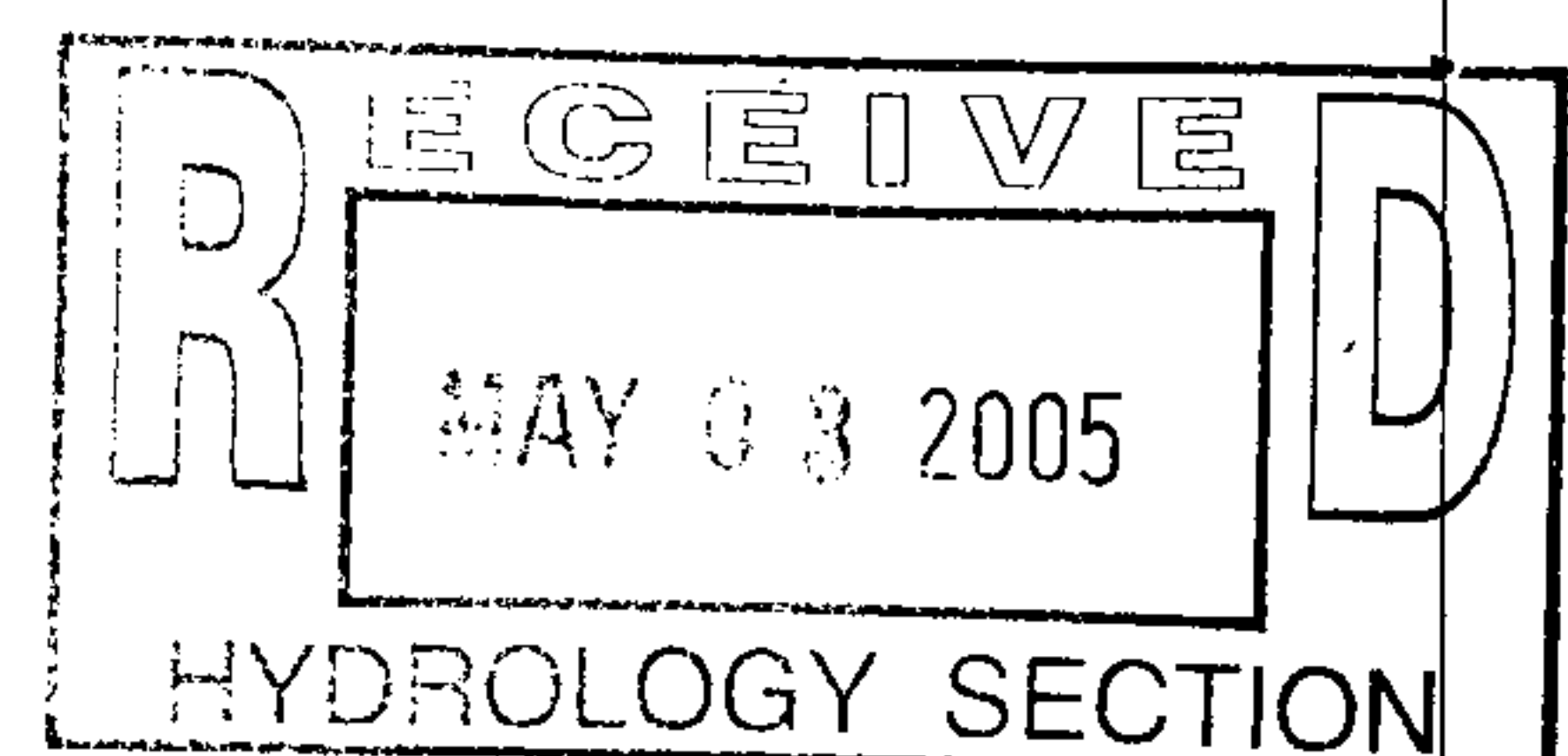
To follow are the responses to your comments of April 7, 2005:

1. *Broadway Boulevard is controlled by the New Mexico DOT. Therefore, you must get their approval for the proposed curb cut on Broadway.*  
The site plan will be sent to NMDOT for their approval.
2. *Is there an existing sidewalk? Curb and gutter?*  
There are no existing sidewalk, nor curb and gutter along either side of Broadway Blvd, Wesmeco Drive, or Woodward Road.
3. *What is located across from the proposed site on Woodward Road?*  
A fueling station is located on the opposite side of Woodward Road, no defined drive entrance has been constructed to this facility.
4. *Please ensure that the site complies with any future Right-of-Way requirements (Future width: up to 124 feet). A land buffer of 15 feet may be insufficient in the future; check with zoning.*  
The buffer width has been increased to 20 feet. This will allow for the future 12 ft of right-of-way plus a 6 ft landscape buffer plus 2 ft of overhang at the parking spaces.
5. *Is there an existing easement for public improvements at the intersections of Broadway and Woodward?*  
No recorded easements for public improvements can be located.

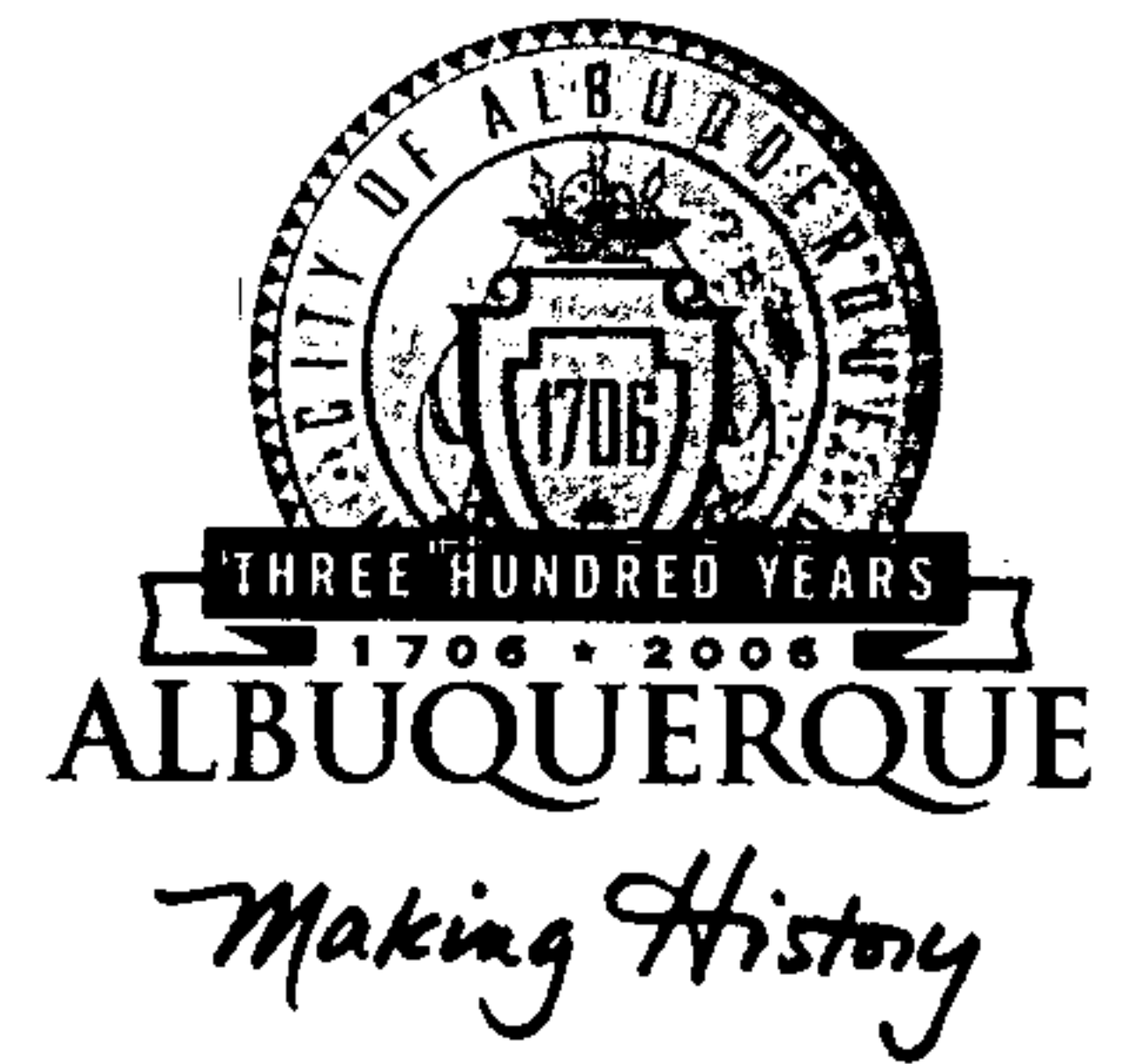
Should you have any questions or require additional information please call.

Sincerely,

  
Claudio Vigil, President



# CITY OF ALBUQUERQUE



April 7, 2005

Claudio Antonio Vigil, R.A.  
Claudio Vigil Architects  
1801 Rio Grande Blvd. NW  
Albuquerque, NM 87104

**Re: Cauwels Warehouse, 3005 Broadway Blvd SE, Traffic Circulation Layout  
Architect's Stamp dated 3-31-05 (M14-D30)**

Dear Mr. Vigil,

Based upon the information provided in your submittal received 3-31-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

P.O. Box 1293

Albuquerque

New Mexico 87103

1. Broadway Boulevard is controlled by the New Mexico DOT. Therefore, you must get their approval for the proposed curb cut on Broadway.
2. Is there an existing sidewalk? Curb and gutter?
3. What is located across from the proposed site on Woodward Road?
4. Please ensure that the site complies with any future Right-of-Way requirements (Future width: up to 124 feet). A land buffer of 15 feet may be insufficient in the future; check this with zoning.
5. Is there an existing easement for public improvements at the intersection of Broadway and Woodward?

[www.cabq.gov](http://www.cabq.gov)

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

Sincerely,

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

C: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Cannels Warehouse

DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: M-14/D30

WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT D SOUTH BROADWAY INDUSTRIAL PARK

CITY ADDRESS: 3005 BROADWAY SE

ENGINEERING FIRM: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen

PHONE: 505.842.1113

ZIP CODE: 87104

OWNER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

ARCHITECT: Claudio Vigil Architects

ADDRESS: 1801 Rio Grande Blvd NW

CITY, STATE: Albuquerque, NM

CONTACT: Arthur Blessen

PHONE: 505.842.1113

ZIP CODE: 87104

SURVEYOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_

PHONE: \_\_\_\_\_

ZIP CODE: \_\_\_\_\_

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- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☐ DRAINAGE PLAN RESUBMITTAL
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## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
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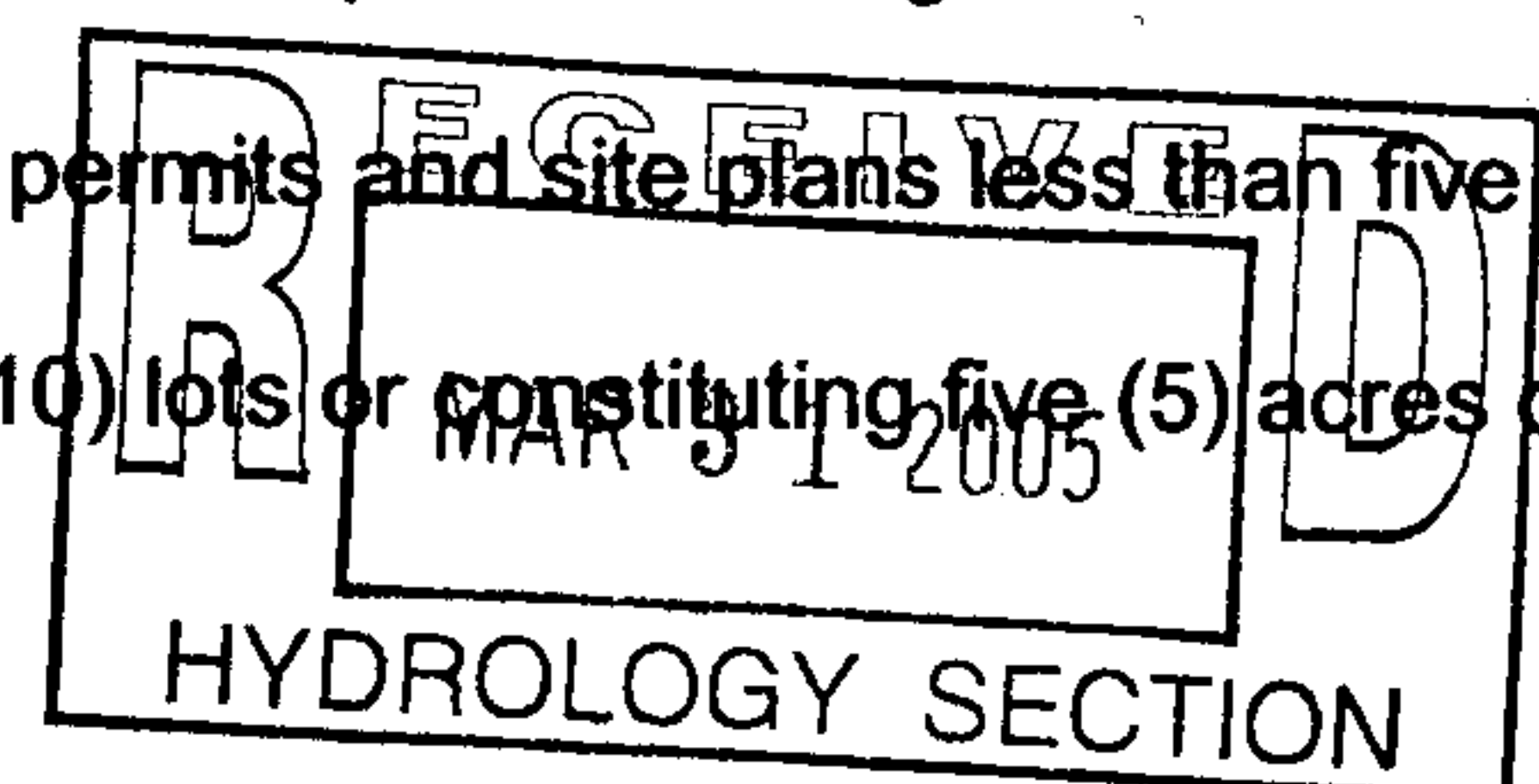
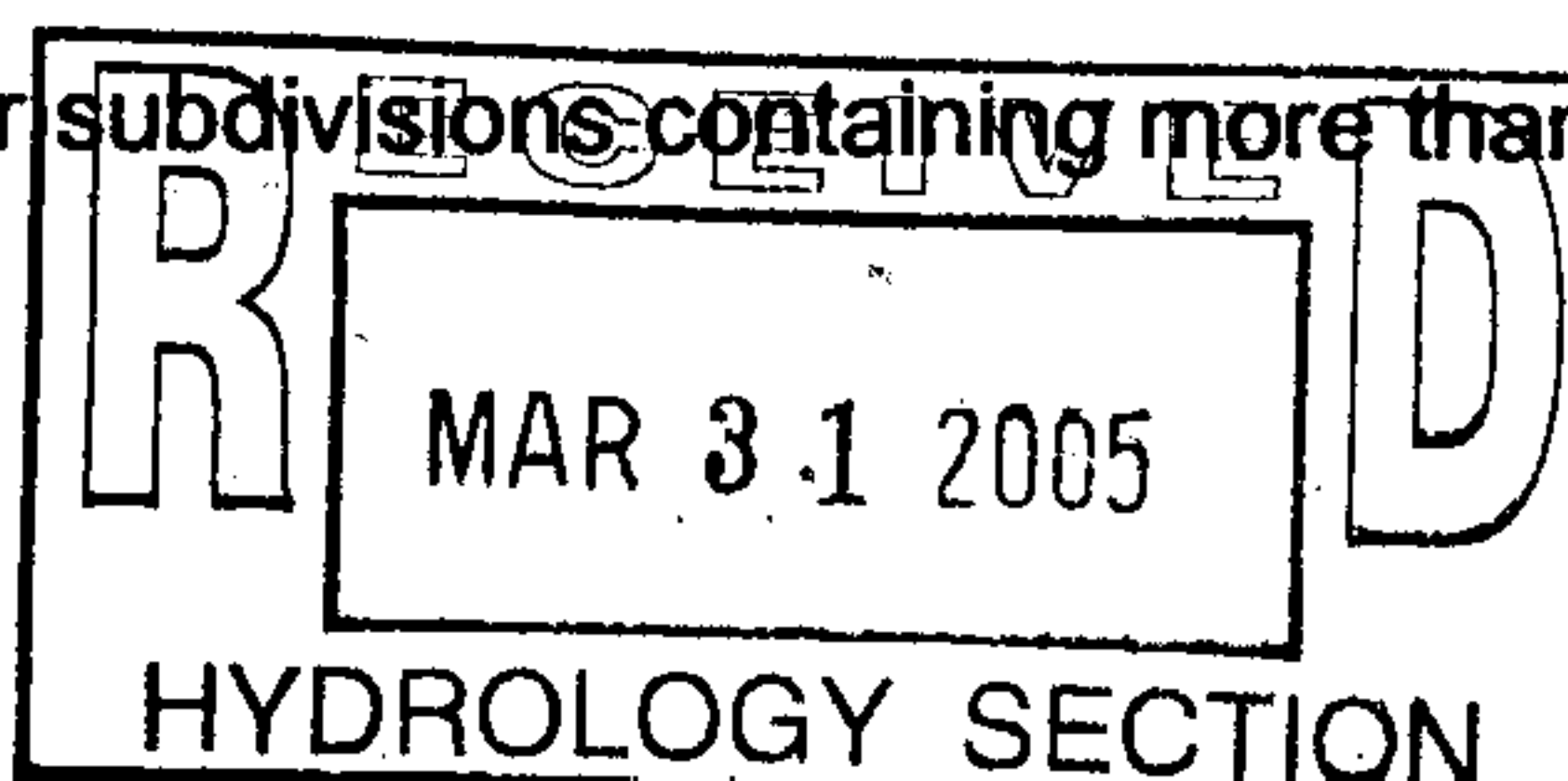
## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 3/31/05 BY: ARTHUR BLESSEN

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:

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





Prin Arterial

Broadway is NM DOT controlled

- need their approval  
for curb cuts

Ensure site complies w/ any future  
ROW needed (124 ft in future)

- land buffer of 15 ft may  
be insufficient - check w/  
zoning

What access st on Woodward?

Existing easement on <sup>A+ int.</sup> Broad/Woodward  
for public improvements?

Where is SW? C&G