

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.

New Mexico 87103

Orlene V. Partillo

Sincerely,

www.cabq.gov

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

C: CO Clerk

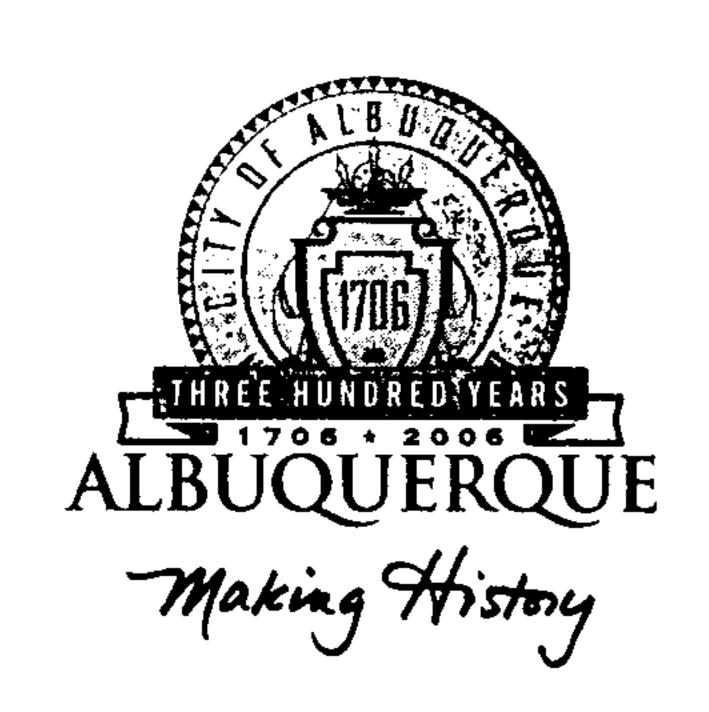
File

(REV. 1/28/2003rd)

| PROJECT TITLE: | Cauwels Warehouse | ZONE ATLAS/DRNG | S. 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 |
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| | ONFERENCE ATTENDED: | Means | DEC 2 8 2005 YDROLOGY SECTION |

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.



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.

Albuquerque

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.

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.

Kristal D. Metro

Engineering Associate, Planning Dept. Development and Building Services

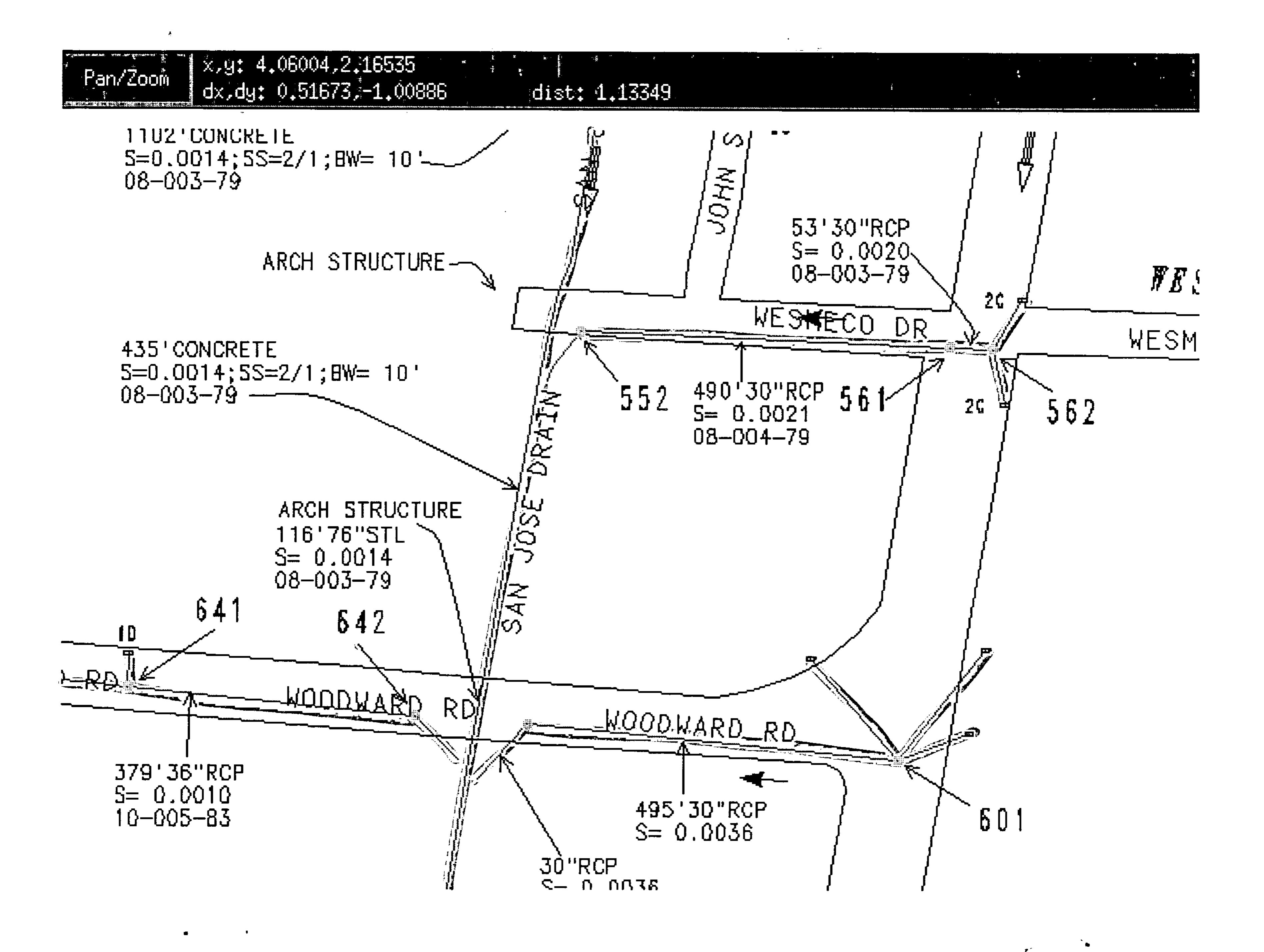
C: Matt Cline, Arroyo Maintenance Ruben Ortega, Excavation Permits Charles Caruso, DMD Storm Drainage Design File

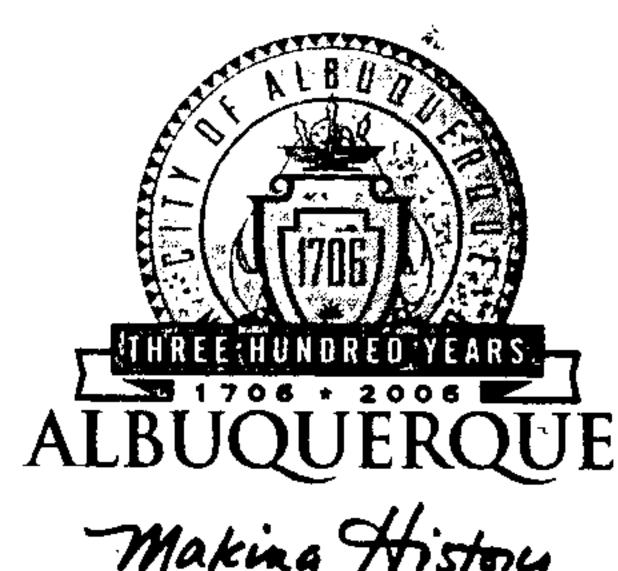
(REV. 1/28/2003rd)

| PROJECT TITLE: DRB #: | Cauwels Wareho | use C #: | | | ATLAS/DRNG. ORDER #: | FILE #: | M-14/D30 |
|---|---|--|-----------------|---|--|--|---|
| LEGAL DESCRIPTION: CITY ADDRESS: 30 | Tract D, South 05 Broadway SE | Broadway Indu | ıstrial Acres | | | <u></u> | |
| ENGINEERING FIRM: ADDRESS: CITY, STATE: OWNER: ADDRESS: CITY, STATE: ARCHITECT: ADDRESS: CITY, STATE: | Jeff Mortensen 6010-B Midway Albuquerque, N | Park Blvd. NE M Pe Realty and De hool Rd NE | | dvisors | CONTACT: PHONE: ZIP CODE: CONTACT: PHONE: ZIP CODE: ZIP CODE: | J. Graem (505) 345 87109 Paul Cau 266-5711 87110 Art Blesse | -4250 wels |
| SURVEYOR: ADDRESS: CITY, STATE: CONTRACTOR: ADDRESS: | Surveys Southy 333 Lomas NE Albuquerque, N Klinger Contract 8701 Washingt | tors | | | CONTACT: PHONE: CONTACT: PHONE: | Dan Gran 998-0303 87102 Adam Let 856-8208 | yba |
| CITY, STATE: | Albuquerque, N | | | | ZIP CODE: | 87113 | |
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| DATE SUBMITTED: | 03/30/05 | BY: | J. Graeme I | Means | HYD | | SECTION |
| Requests for approvals o | f Site Developmen | t Plans and/or S | Subdivision Pla | ats shall be | e accompanied | by a draina | ge submittal. The |

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





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

www.cabq.gov Planning Department

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.

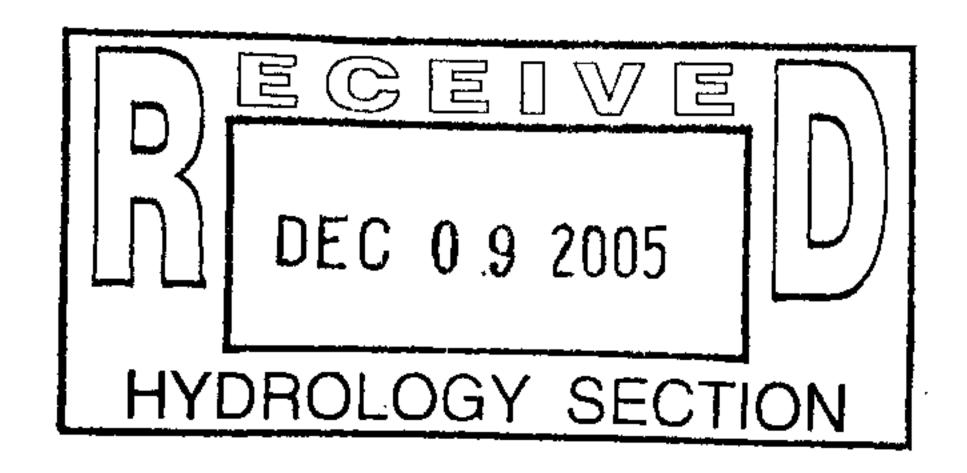
The landscaping around the site was in progress and is schedules to be complete by December 15, 2005.

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

Sincerely,

Claudio Vigil President



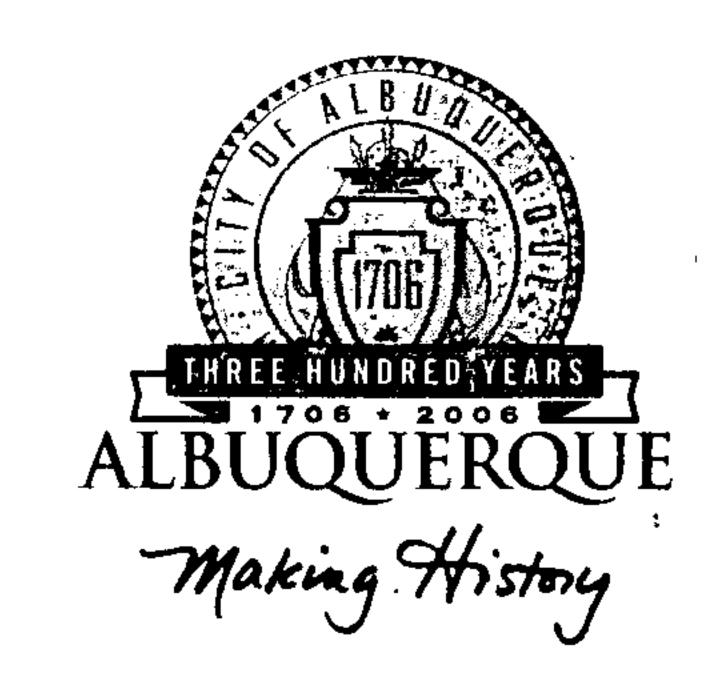


(REV. 1/28/2003rd)

| PROJECT TITLE: CAMWEL'S WAREHOUSE DRB #: FPC# | ZONE MAP/DRG. FILE #: M-14/135 |
|--|--|
| DRB #: EPC#: | WORK ORDER#: |
| LEGAL DESCRIPTION: | |
| CITY ADDRESS: 3005 BROADWAY BLYD | SE |
| ENGINEERING FIRM: Claudio Vigil Architects | |
| ADDRESS: 1801 Rio Grande Blvd NW | CONTACT: Arthur Blessen |
| CITY, STATE: Albuquerque, NM | PHONE: 505.842.1113 |
| | ZIP CODE: <u>87104</u> |
| OWNER: | CONTACT: |
| ADDRESS: | PHONE: |
| CITY, STATE: | ZIP CODE: |
| ARCHITECT: Claudio Vigil Architects | CONTACT. Adhere Diagone |
| ADDRESS: 1801 Rio Grande Blvd NW | CONTACT: <u>Arthur Blessen</u> PHONE: <u>505.842.1113</u> |
| CITY, STATE: Albuquerque, NM | ZIP CODE: 87104 |
| | |
| SURVEYOR: | CONTACT: |
| ADDRESS: | PHONE: |
| CITY, STATE: | ZIP CODE: |
| CONTRACTOR: | |
| ADDRESS: | CONTACT:PHONE: |
| CITY, STATE: | ZIP CODE: |
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| CHECK TYPE OF SUBMITTAL: | CHECK TYPE OF APPROVAL SOUGHT: |
| DRAINAGE REPORT | SIA / FINANCIAL GUARANTEE RELEASE |
| DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or equal | PRELIMINARY PLAT APPROVAL |
| DRAINAGE PLAN RESUBMITTAL | S. DEV. PLAN FOR SUB'D. APPROVAL |
| CONCEPTUAL GRADING & DRAINAGE PLAN | S. DEV. PLAN FOR BLDG. PERMIT APPROVAL |
| GRADING PLAN | SECTOR PLAN APPROVAL |
| EROSION CONTROL PLAN | FINAL PLAT APPROVAL |
| ENGINEER'S CERTIFICATION (HYDROLOGY) | FOUNDATION PERMIT APPROVAL |
| L. CLOMR/LOMR | BUILDING PERMIT APPROVAL |
| TRAFFIC CIRCULATION LAYOUT (TCL) | CERTIFICATE OF OCCUPANCY (PERM.) |
| ENGINEERS CERTIFICATION (TCL) | CERTIFICATE OF OCCUPANCY (TEMP.) |
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| | HYDROLOGY SECTION |
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| Requests for approvals of Site Development Plans and/or Subdiv | vision Plats shall be accompanied by a drainage submittal. |
| The particular nature, location and scope of the proposed dev | elopment 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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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:

P.O. Box 1293

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

Albuquerque

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

Sincerely,

New Mexico 87103

Wilfred A. Gallegos, P.E.

www.cabq.gov

Traffic Engineer, Planning Dept.

Development and Building Services

.cc:

file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET. (REV. 1/28/2003rd)

| PROJECT TITLE: CAUWELS WAREHOUSE DRB #: FPC# | ZONE MAP/DRG. FILE #: M14/p30 |
|--|---|
| DRB #: EPC#: | WORK ORDER#: |
| LEGAL DESCRIPTION: TRACT, D SUUTH BROAD! CITY ADDRESS: 3005 BROADWAY BLYD SE | LAT INDUSTRIAL ALRES! |
| ENGINEERING FIRM: Claudio Vigil Architects | CONTACT: Arthur Blessen |
| ADDRESS: 1801 Rio Grande Blvd NW | PHONE: 505.842.1113 |
| CITY, STATE: Albuquerque, NM | ZIP CODE: 87104 |
| OWNER: | CONTACT |
| ADDRESS: | CONTACT: PHONE: |
| CITY, STATE: | ZIP CODE: |
| | |
| ARCHITECT: Claudio Vigil Architects | CONTACT: Arthur Blessen |
| ADDRESS: 1801 Rio Grande Blvd NW CITY, STATE: <u>Albuquerque, NM</u> | PHONE: <u>505.842.1113</u> |
| Citi, STATE. <u>Albuquerque, MM</u> | ZIP CODE: <u>87104</u> |
| SURVEYOR: | CONTACT: |
| ADDRESS: | PHONE: |
| CITY, STATE: | ZIP CODE: |
| CONTRACTOR: | |
| ADDRESS: | CONTACT: |
| CITY, STATE: | PHONE: |
| | ZIP CODE: |
| CHECK TYPE OF SUBMITTAL: | CHECK TYPE OF APPROVAL SOUGHT: |
| DRAINAGE REPORT | SIA / FINANCIAL GUARANTEE RELEASE |
| DRAINAGE PLAN 1 st SUBMITTAL, REQUIRES TCL or equal | PRELIMINARY PLAT APPROVAL |
| DRAINAGE PLAN RESUBMITTAL | S. DEV. PLAN FOR SUB'D. APPROVAL |
| CONCEPTUAL GRADING & DRAINAGE PLAN | S. DEV. PLAN FOR SUBD. APPROVAL S. DEV. PLAN FOR BLDG. PERMIT APPROVAL |
| GRADING PLAN | SECTOR PLAN APPROVAL |
| EROSION CONTROL PLAN | FINAL PLAT APPROVAL |
| ENGINEER'S CERTIFICATION (HYDROLOGY) | FOUNDATION PERMIT APPROVAL |
| CLOMR/LOMR | BUILDING PERMIT APPROVAL |
| TRAFFIC CIRCULATION LAYOUT (TCL) | CERTIFICATE OF OCCUPANCY (PERM.) |
| ENGINEERS CERTIFICATION (TCL) | CERTIFICATE OF OCCUPANCY (FEMIN.) |
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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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- PROVIDE EASEMENTS

-MOVE ENTRANCE NORTH.

7



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.

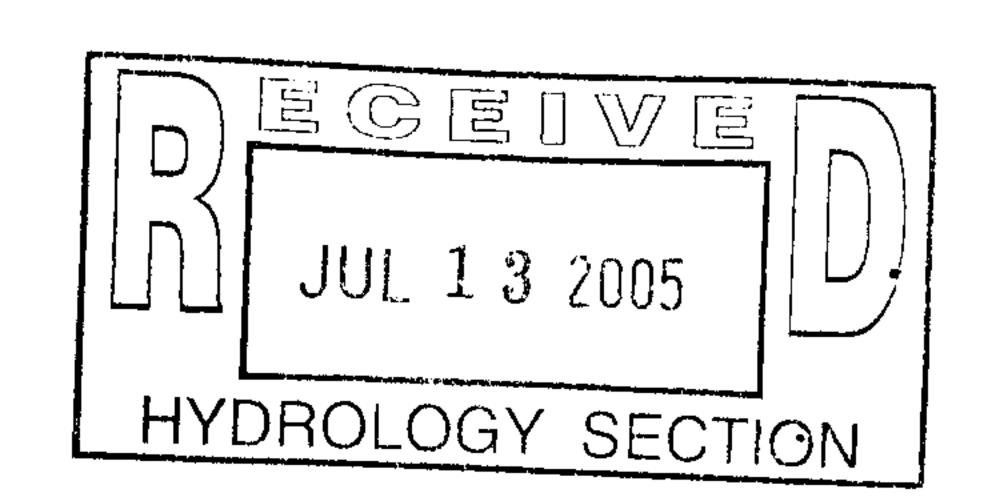
2. A public roadway easement is required for the intersections of Broadway Boulevard / Woodward Road and Wesmeco Drive / Broadway Boulevard.

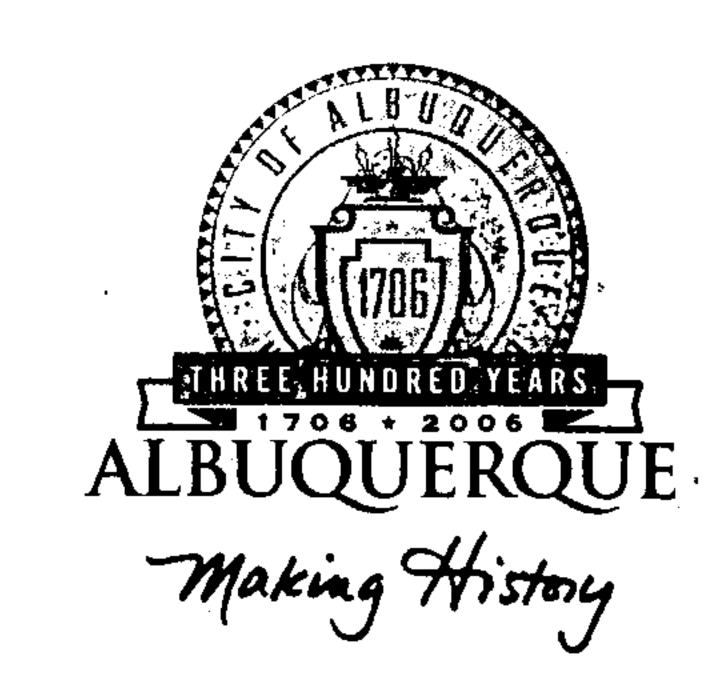
The requested public easements are to be filed under separate plate action.

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

Sincerely,

J Arthur Blessen PE, Project Architect





September 2, 2005

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

Cauwel's Warehouse, 3005 Broadway Blvd. SE Re: 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

• P.O. Box 1293

Albuquerque

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 New Mexico 87103 Plaza Del Sol Building.

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 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

Albuquerque - Making History 1706-2006

(REV. 1/28/2003rd)

| PROJECT TITLE: CAUWELS WAREHOUSE DRB#: EPC#: | ZONE MAP/DRG. FILE #: MAP/D30 WORK ORDER#: |
|---|--|
| LEGAL DESCRIPTION: BROADWAY BLYP. SE | WAY MOUSTRIAL ACRES |
| 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 SURVEYOR: ADDRESS: CITY, STATE: | CONTACT: Arthur Blessen PHONE: 505.842.1113 ZIP CODE: 87104 CONTACT: PHONE: The second secon |
| CONTRACTOR: ADDRESS: CITY, STATE: | CONTACT: |
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| DATE SUBMITTED: 8.30.05 BY: J | , ARTHUR BURSSEN |
| Requests for approvals of Site Development Plans and/or Subdivision Plans | ats shall be accompanied by a drainage submittal |

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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, Show Li Bleur

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.

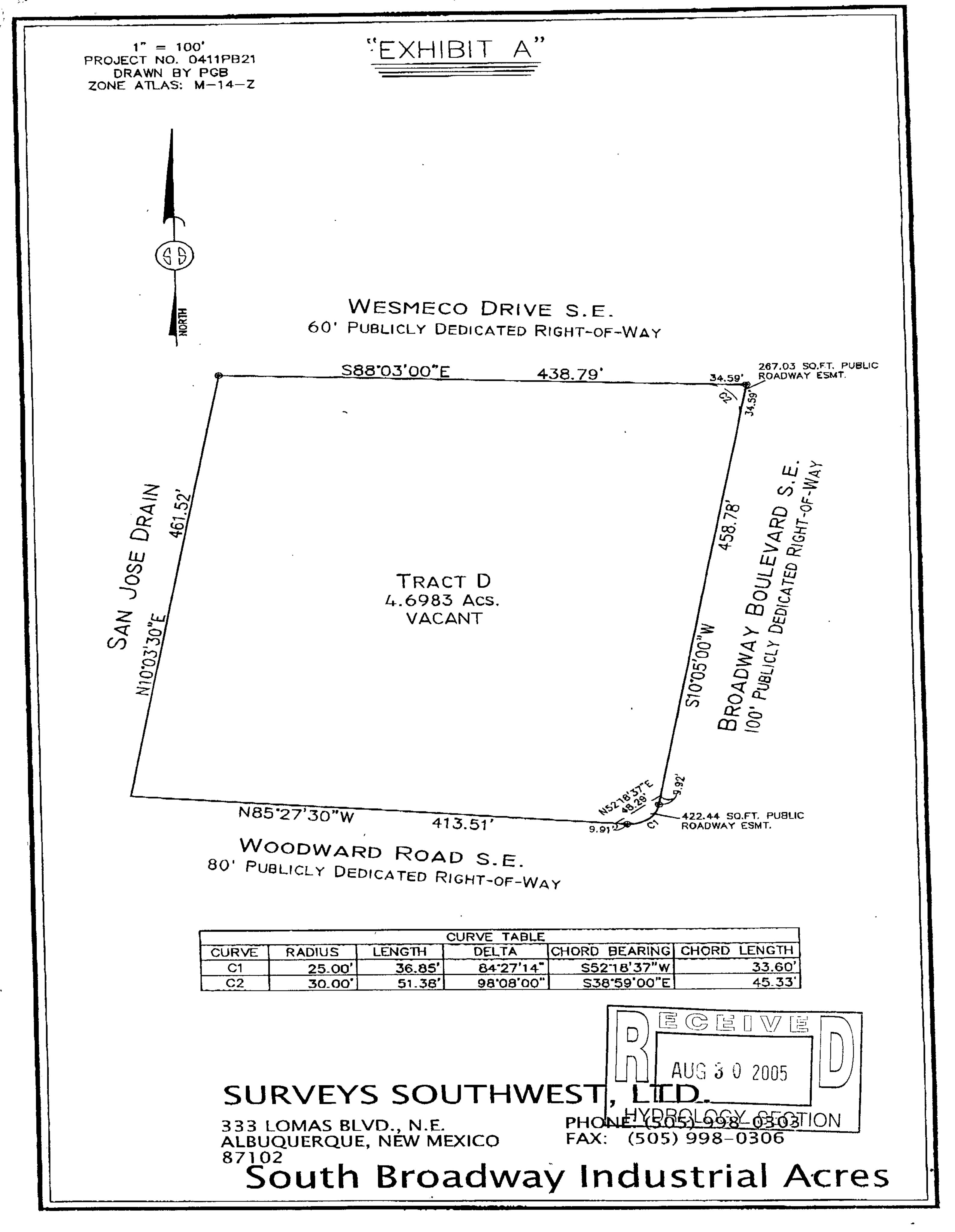
The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the City and its successors and assigns until terminated.

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 day of | 1. 2005 |
|--------------------------------------|--|
| APPROVED: | GRANTOR: |
| City Engineer | (Individual) |
| Dated | GRANTOR: |
| 21/15:)(BINITED TO | Its: managing monter wild Tarker U.C. |
| Am Lujan - (924-3996) | (Corporation of Partnership) AUG 3 0 2005 |
| | HYDROLOGY SECTION |

INDIVIDUAL

| STATE OF) | | ~ . |
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| COUNTY OF)ss | | |
| This instrument was a | cknowledged before me on da | ay of, 20, by |
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| My Commission Expires: | Notary | Public |
| STATE OF LIEW MEUGO COUNTY OF BERNAULS | CORPORATION | Saran Amato Notary Public State of New Medico My Committee Dubres: 01/1/2 |
| Λ | cknowledged before me on 25 day [RUAGING MEABEL L, a NEW TIELLO corpo | ration, on behalf of the corporation. Machine 110 |
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| | PARTNERSHIP | |
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| My Commission Expires: | Notary Put | olic |
| | CITY'S ACKNOWLEDGMENT | |
| STATE OF NEW MEXICO | | |
| OUNTY OF BERNALILLO |) ss ') | |
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| lexico municipal corporation, on | City Engineer Planning Departmen | it, for the City of Albuquerque, a New |
| ly Commission Expires: | Notary Public | D) IE C E I V IE D |
| • | (EXHIBIT "A" ATTACHED) | AU 3 0 2005 |
| | ~2~ | LIVEROLOGY SECTION |





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

Albuquerque

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.

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

New Mexico 87103

Sincerely,

www.cabq.gov

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file

(REV. 1/28/2003rd)

| | Cauvels Warehouse | | F 3. |
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| ENGINE | ERING FIRM: Claudio Vigil Architects | _ | CONTACT: Arthur Blessen » |
| ¥. | ADDRESS: 1801 Rio Grande Blvd NW | | PHONE: 505.842.1113 |
| · | CITY, STATE: Albuquerque, NM | | ZIP CODE: 87104 |
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| | CITY, STATE: | | PHONE: |
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| | ECT: Claudio Vigil Architects | | CONTACT: Arthur Blessen |
| | ADDRESS: 1801 Rio Grande Blvd NW | | PHONE: 505.842.1113 |
| | CITY, STATE: Albuquerque, NM | | ZIP CODE: <u>87104</u> |
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| Reques | ts for approvals of Site Development Plans and/or Subdivis | ion Plats | shall be accompanied by a drainage submittal. |
| ∴i ne pai | ticular nature, location and scope ot the proposed development | opment d | 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

| -> Nud DOT mg | and before we can approve |
|---|---------------------------|
| May 2, 2005 | I public roading lasent |
| Wilfred Gallegos PE 600 2nd. St. N.W. | for Broading / Woodward, |
| Transportation Department Albuquerque, New Mexico | Wesneco/Braduay |

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:

Broadway Boulevard if 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.

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.

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.

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 insuffenct in the future; check with zoning.

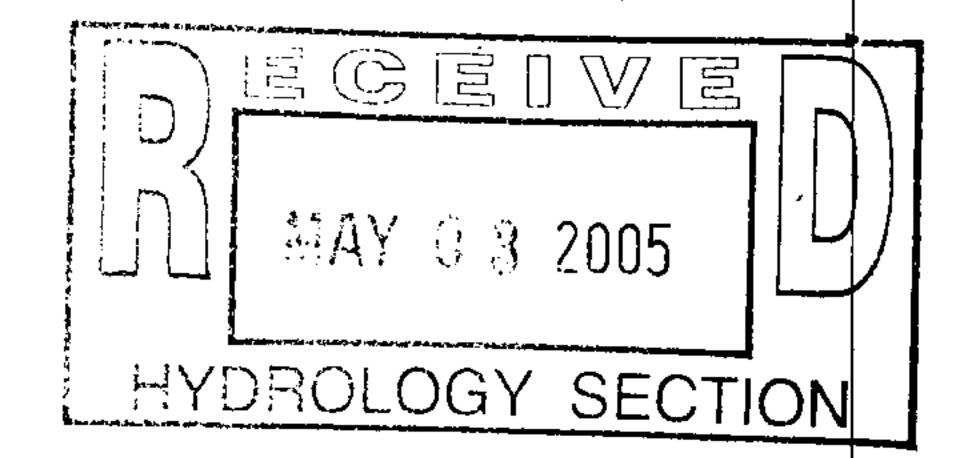
The buffer width has been increased to 20 feet. This will allow for the future 12 ft of rightof-way plus a 6 ft landscape buffer plus 2 ft of overhang at the parking spaces.

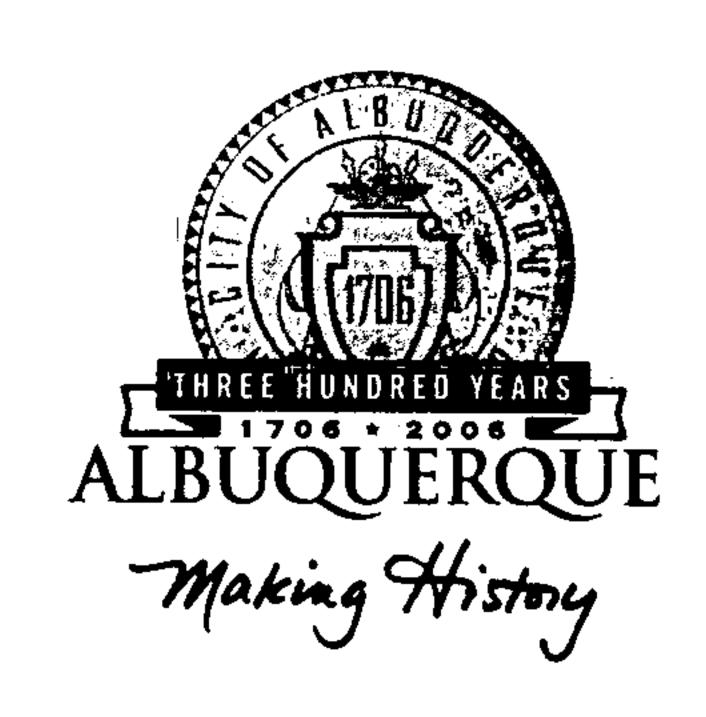
5. Ts there an existing easement for public improvements at the intersections of Broadway and Woodward?

No recorded easements for public improvements can be located.

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

Sincerely, Claudio Vigil,





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

- 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?

Albuquerque

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.

New Mexico 87103

5. Is there an existing easement for public improvements at the intersection of Broadway and Woodward?

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

www.cabq.gov

Sincerely,

Wilfred A. Gallegos, P.E.

Traffic Engineer, Planning Dept.

Development and Building Services

C: file

(REV. 1/28/2003rd)

| PROJECT TITLE: Cauwels Warehouse DRB #: EPC#: EPC#: WORK ORDER#: LEGAL DESCRIPTION: TPACT P SOUTH BROADWAY INDUSTRICE CITY ADDRESS: 3005 BROADWAY 3E ENGINEERING FIRM: Claudio Vigil Architects ADDRESS: 1801 Rio Grande Blvd NW CITY, STATE: Albuquerque, NM OWNER: ADDRESS: CITY, STATE: ADDRESS: ADDRESS: 1801 Rio Grande Blvd NW CITY, STATE: ADDRESS: 1801 Rio Grande Blvd NW CITY, STATE: ADDRESS: 1801 Rio Grande Blvd NW CITY, STATE: Albuquerque, NM CITY, STATE: Albuquerque, NM ZIN CONTACT: PHONE: ZIP CODE: CONTACT: Arthur Blessen PHONE: 505.842.1113 ZIP CODE: 87104 | 4/TD30 |
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HYDROLOGY SECTION

Broadway is NMDOT Controlly. For curb cuto Ensure site complies w/ any future ROW readed (124 stingfuture) - land buffer of 15 ft may be insufficient - charle w/ What amos at on Woodward? Existing comment on Broad/woodward for public improvements? where is sw? CiG

Prin Arterial

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