City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 21, 1990

Manuel Chaves
c/o Chaves Properties
250 W. Court Street Suite 200-E
Cincinnati, Ohio 45202

RE: DRAINAGE VIOLATION - AIRPORT FAST PARK
TRACT 1 OF LANDS OF PARKING COMPANY OF AMERICA (M-15/D6)

Dear Mr. Chavez:

NOTICE AND ORDER

Pursuant to Chapter 7 Article IX, City of Albuquerque Revised Ordinance, 1974, as amended, this Notice and Order is being issued on the property located at 2801 Yale Boulevard, SE, which is more particularly described as Tract 1 of Lands of Parking Company of America as filed in the Bernalillo County Clerk's Office on June 16, 1982.

FINDINGS

This property was inspected on January 2, 1990 by personnel of this department. The inspection revealed that the property is in violation of the Drainage Ordinance for the following reason(s):

1. The approved drainage plan for the referenced site, dated May 18, 1989, indicates that the offsite flows of 16 cfs will be accepted by Tract 1 and conveyed to the new inlet within the parking area. Our field inspection has revealed that a dirt blockade has been placed at the outlet structure, thus blocking flows from Mr. Lorentzen's ponding area from entering Tract 1. This is a violation of the approved plan.

ORDER

You being the owner, are hereby ordered to:

Remove the dirt blockade placed at the outlet structure within fifteen (15) days of the date of this order.

If you have any questions concerning this matter, please call Bernie J. Montoya at (505) 768-2650.

Cordially,

Walter H. Nickerson, P.E.
Assistant Director
Engineering Group/PWD

xc: John Lorentzen
Jeff Mortensen

WHN/bsj
(WP+786)

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 16, 1990

Robert Chaves
c/o Chaves Properties
250 W. Court Street Suite 200-E
Cincinnati, Ohio 45202

RE: DRAINAGE COMPLAINT @ 2801 YALE BOULEVARD, SE - (M-15/D6)

Dear Mr. Chavez:

I am in receipt of your letter dated January 30, 1990. In response to your concerns:

1. the drainage plan which your engineer, Jeff Mortensen, resubmitted on March 4, 1989 did not reflect any work to be done within Mr. Lorentzen's lot drainage for the offsite flows identified. The plan was approved on March 18, 1989. The approved plan did identify that the offsite flows entering Tract 1 from Mr. Lorentzen's site would be accepted and conveyed over land toward the proposed catch basin on Tract 1. The mention of an Agreement and Easement between Chavez Properties and Mr. Lorentzen was never disclosed on any of the submittals.

2. Agreements made between Chavez Properties and Mr. Lorentzen did not involve the City of Albuquerque and therefore, must be resolved between the two parties.

3. Your concern regarding vehicular parking within the Marsden Avenue right-of-way has been referred to the City of Albuquerque Zoning Enforcement Section.

If I can be of further assistance, please feel free to call me at (505) 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+75)

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 16, 1990

Robert Chaves
c/o Chaves Properties
250 W. Court Street Suite 200-E
Cincinnati, Ohio 45202

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Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj
(WP+75)

PONGETTI, MYERS AND WILSON, P.C.
ATTORNEYS AT LAW
6400 UPTOWN BOULEVARD NE
SUITE 300 WEST
ALBUQUERQUE, NEW MEXICO 87110

GERALD R COLE
KEVIN J. McCREADY
JOHN A. MYERS
J. VICTOR PONGETTI
BARBARA L. PRYOR
FLOYD D. WILSON

KEVIN SWEAZEA

TELEPHONE
(505) 889-4040

FACSIMILE
(505) 889-4025

RECEIVED
MAR 0 5 1990
HYDROLOGY SECTION

March 2, 1990

Walter H. Nickerson, P.E.
Assistant Director, Engineering Group
Public Works Department
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

RE: TRACT 1 OF LANDS OF PARKING COMPANY OF AMERICA (M-15/D-6)

Dear Walter:

This office represents Chavez Properties ("Chavez"). They have provided us with a copy of your letter of February 21, 1990, together with a copy of Bernie Montoya's letter of January 4, 1990. We do not believe that Chavez is in violation of its approved drainage plan, that Chavez is under any obligation to accept storm drainage waters from the Park & Shuttle Site ("Park & Shuttle"), and we believe that this dispute is solely a private civil dispute between adjoining property owners.

Our understanding of the facts is as follows:

1. The historic flow of water from the Park & Shuttle Site was to the west, and therefore, Chavez is under no common law obligation to accept storm drainage waters from the Park & Shuttle Site.

2. Chavez and the owner of the Park & Shuttle Site entered into an agreement whereby Chavez agreed to accept storm drainage waters from the Park & Shuttle Site and route the water to Randolph Street, upon the owner of the Park & Shuttle Site paying one-half (½) of the cost of the off-site drainage improvements necessary for the conveyance of the storm drainage waters from both properties.

3. In anticipation of consummation of the Chavez/Park & Shuttle Agreement, Chavez prepared, and had approved, a drainage plan, and constructed a drainage system capable of accepting and handling the storm drainage waters from the Park & Shuttle Site.

4. Chavez was not obligated to accept these off-site flows, nor to deal with these flows in its Drainage Plan.

5. No drainage easement has been granted by Chavez to the Park & Shuttle Site by the Drainage Plan, or otherwise.

6. The Chavez/Park & Shuttle Agreement has never been consummated as a result of disagreement between the parties.

7. It is our understanding that the drainage plan for the Park & Shuttle Site, which calls for the discharge of water onto the Chavez Property, has not been approved by the City. This plan <u>should not</u> be approved by the City because the Park & Shuttle Site has no right to discharge water onto the Chavez site because no right exists by common law principles, nor has an easement been granted. The approval of the Chavez Property Drainage Plan, which can handle the storm drainage water from the Park & Shuttle Site, does not give the Park & Shuttle Site, nor the City, any rights in the Chavez Property.

We suggest that the City's proper recourse is to advise the owner of the Park & Shuttle Site to engineer a drainage plan that discharges water in a manner consistent with historical flows, or to obtain the necessary drainage easements to permit discharge of these waters to the north.

We would be happy to discuss this matter with you further.

Sincerely,

PONGETTI, MYERS AND WILSON, P.C.

By _____
John A. Myers

JAM:ldc
cc: Chavez Properties
Mr. John Lorentzen
Mr. Jeff Mortensen
Mr. Fred Aguirre
Mr. John A. Semerjibashian

CITY OF ALBUQUERQUE
PO BOX 1293
ALBUQUERQUE, NEW MEXICO 87013

PUBLIC WORKS DEPARTMENT

TELECOPIER COVER SHEET

TO: Manuel Chaves

LOCATION: Cincinnati, Ohio

FAX NUMBER: 513/241/0497

PAGES (INCLU. FAX SHEET): 3

FROM: Walter H. Nickerson, Jr.

LOCATION: City of Albuquerque

FAX NUMBER: 505/768/3629

DATE AND TIME: 02/22/90 / 12:40 p.m.

ACTIVITY NUMBER: ---

Cindi

Please have Walt sign and then ~~forward~~ fax to 513-241-0497.

Please forward a signed copy to me

Thanks,

Barbara Juarez

✓ 2/22/90
Cindi

C H A V E Z

P R O P E R T I E S

RECEIVED
FEB 05 1990
HYDROLOGY SECTION

250 W. Court Street
Suite 200E
Cincinnati, Ohio 45202
513.241.0429
FAX 513.241.0497

January 30, 1990

Mr. Bernie J. Montoya, C.E.
Engineering Assistant
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Drainage Complaint @ 2801 Yale Blvd., SE
(M-15/D6)

Dear Mr. Montoya:

With regard the above captioned matter, we have put in place a barrier to stop the flow of water off the Park & Shuttle parking lot for several reasons. The first is that when we submitted a new drainage plan for our property at Airport Fast Park, we included a proposed revision of Mr. Lorentzen's lot drainage. We agreed with Mr. Lorentzen to do this, as well as giving him an easement to flow water across our land for his agreement to pay one-half of the cost of the culvert and other off-site drainage improvements so that both our collected storm water could be incorporated into the city's system. To date, he has not paid that cost and until he does, we will not allow him to flow water across our property.

Although Mr. Lorentzen has not paid his share of the cost, he went ahead and made the drainage changes on his own property in such a manner that the changes caused $10,000 in paving damage to our property. This he has also not paid for, nor do we have any assurance that this will not happen again.

Throughout our entire experience with Mr. Lorentzen on these matters, I have come to understand that he will write any amount of letters and make any number of telephone calls and talk to anyone for any length of time, but, he will not pay what he owes. It is unfortunate that Mr. Lorentzen is trying to involve the City of Albuquerque in an attempt to avoid his obligations.

Another area which should be addressed is Marsden Avenue. This street separates our property from Park & Shuttle. Although it is a public right-of-way, it has been virtually incorporated into Mr. Lorentzen's lot. He is using it to store cars. I would appreciate your help in getting Mr. Lorentzen to remove the cars that he is parking there and clear the street.

I am planning to be in Albuquerque at the end of February and I would be happy to meet with you to discuss this matter more fully.

Best regards,

Robert Chavez

RC/ndk

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 4, 1990

John A. Semerjibashian
Airport Fast Park
2801 Yale Boulevard, SE
Albuquerque, New Mexico 87106

RE: DRAINAGE COMPLAINT @ 2801 YALE BOULEVARD, SE
(M-15/D6)

Dear Mr. Semerjibashian:

On December 19, 1989, a complaint was filed with our office. The nature of the complaint was the blockage of the outlet structure from the Park & Shuttle site. A field inspection was conducted on January 2, 1990 to determine the nature of the complaint. Our field inspection has revealed that a large amount of dirt has been placed in front of the outlet structure causing the ponding area not to function as designed.

In reviewing our files, it has been determined that Airport Fast Park, according to the approved drainage plan, must accept the offsite flows from the Park & Shuttle site.

In order to provide fair and effective enforcement of the City of Albuquerque Drainage Ordinance, it is critical that you bring the referenced site into compliance. Upon completion of the removal of the dirt barricade, you must contact our office to schedule a reinspection. If within 30 days from the date of this letter the barricade has not been removed, a copy of this letter will be turned over to the Legal Department.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

xc: John Lorentzen

BJM/bsj
(WP+75)

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

August 22, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AIRPORT FASTPARK LOT EXPANSION
(M-15/D6) RECEIVED JUNE 14, 1989

Dear Mr. Mortensen:

The referenced plan dated June 13, 1989, is approved for Engineer's Certification submittal. The Site Development Plan approved by EPC will be signed by the City Engineer and AMAFCA.

Should you have any questions, please call me at 768-2650.

Cordially,

Fred J. Aguirre, P.E.
Hydrologist

xc: Larry Caudill, Environmental Health

FJA/bsj
(WP+786)

M15/D6

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO
PUBLIC SAFETY

July 20, 1989

John A. Semerjibashian
Airport Fast Park
2801 Yale Boulevard, SE
Albuquerque, New Mexico 87106

RE: DRAINAGE COMPLAINT
2801 YALE BOULEVARD, SE

Dear Mr. Semerjibashian:

On July 14, 1989, a complaint was filed with our office. The nature of the complaint pertains to cross-lot-line drainage from Park & Shuttle draining onto Airport Fastpark.

In reviewing our files, Airport Fastpark drainage plan was designed to accept the off-site flows from the Park & Shuttle lot. The inlet within the Airport Fastpark lot was also designed to accommodate the internal developed runoff along with the offsite flows.

If the explanation is still unclear, we suggest that you contact the engineer who designed the Airport Fastpark drainage plan.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Alan D. Martinez

Alan D. Martinez
Drainage Inspector

ADM/bsj
(WP+75)

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

May 19, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR FASTPARK LOT EXPANSION
(M-15/D6) RECEIVED MAY 4, 1989

Dear Mr. Mortensen:

The referenced plan dated May 8, 1989 is approved for grading and paving. Certification by a New Mexico registered engineer is required upon completion of your project in accordance with the revised drainage plan and the DPM.

The Site Development Plan approved by EPC will be signed by the City Engineer and AMAFCA upon approval of the engineer's certification.

Should you have any questions, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

xc: Larry Caudill

CAM/bsj
(WP+786)

William F. Aldridge, P.A.

LAW OFFICES
6400 INDIAN SCHOOL ROAD NE
POST OFFICE BOX 3885
ALBUQUERQUE, NEW MEXICO 87190

(505) 883-5450

RECEIVED
MAY 0 5 1989
HYDROLOGY SECTION
WILLIAM F ALDRIDGE

May 4, 1989

Carlos A. Montoya, P.E.
City/County Floodplain Administrator
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

Dear Mr. Montoya:

Enclosed is a copy of the signed agreement between Parking Company of America, City of Albuquerque and the Aviation Department, concerning the encroachment which was required in the letter of December 28, 1988 from Walter H. Nickerson of the Public Works Department.

Your cooperation in this regard is appreciated.

Sincerely,

WILLIAM F. ALDRIDGE

WFA:bh
Enclosure

RECEIVED
MAY 0 5 1989
HYDROLOGY SECTION

890067

AGREEMENT

This Agreement made this 17th day of April, 1989 by and between the City of Albuquerque, New Mexico, herein referred to as "City" and Parking Company of America, dba Albuquerque Fast Park, herein referred to as "User".

WITNESSETH:

WHEREAS, the parties hereto have agreed in principle to a Real Property Encroachment Agreement and Covenants Upon Real Estate to be executed by the parties hereto with the remaining items to be placed in said agreement to be the square feet area of User's encroachment upon City's property, the amount of compensation to be paid by User to City, and Exhibit 1 to said agreement, a copy which is attached hereto and incorporated into this agreement by this reference; and

WHEREAS, the parties are executing this agreement with the square footage and compensation to be set out in the Real Property Encroachment Agreement and Covenants Upon Real Estate after determination of those amounts have been made;

NOW, THEREFORE, the parties agree as follows:

1. Upon the execution of this agreement by the City and the User, the City does hereby consent and agree to a Paving Permit to be issued to User for the purpose of expansion of User's parking lot (M-15/D6), thereby satisfying the condition for approval of a Paving Permit contained in number 4 of the order portion of the notice and order of December 28, 1988 issued by Walter H. Nickerson, Assistant Director Engineering Group/Public Works Department, City of Albuquerque.

2. The square footage of the encroachment and Exhibit 1 to be contained in the Real Property Encroachment Agreement and Covenants Upon Real Estate shall be provided by User as determined by the engineer for User, Jeff G. Mortsensen, P.E. of Jeff Mortsensen & Associates, Inc., Albuquerque, New Mexico or by any other New Mexico licensed professional engineer selected by User. The square footage and exhibit shall be subject to review and approval by the City.

3. The compensation to be paid by User to the City shall be determined by an appraiser chosen by the User and an appraiser chosen by the City, both to be certified real estate appraisers. Instructions to the appraisers shall be by letters agreed upon by the parties hereto. The fee for each appraiser shall be paid by the User.

4. If upon the final figure submitted by each appraiser those figures differ, the compensation to be paid by User to the City shall be the amount determined by adding both compensation figures and dividing by two.

5. The compensation to be paid by User to the City shall be retroactive to April 15, 1988 and shall be paid annually on the anniversary date as set forth in the Real Property Encroachment Agreement and Covenants Upon Real Estate.

6. The Real Property Encroachment Agreement and Covenants Upon Real Estate must be submitted to the Albuquerque City Council if the compensation to be paid by User exceeds $6,000.00 annually. If the City fails to approve said agreement, User shall remove the encroachment within ninety (90) days after mailing of written notice to User.

7. The parties shall perform the obligations herein within one hundred twenty (120) days of execution of this agreement.

8. User shall execute the Real Property Encroachment Agreement and Covenants Upon Real Estate within fifteen (15) days of performance of this agreement by the parties hereto. If User fails to perform as required by this agreement, User shall remove the encroachment within ninety (90) days after mailing of written notice to User.

9. Time is of the essence in performance of this agreement.

IN WITNESS WHEREOF the parties have executed this agreement effective the day and year first above written.

CITY OF ALBUQUERQUE

Approved By:

Clarence V. Lithgow
Chief Administrative Officer

Date: 4/17/89

R. L. Pratte, A.A.E.
Director of Aviation

PARKING COMPANY OF AMERICA,
dba AIRPORT FAST PARK

By William F. Aldridge, their Attorney

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 3 day of April, 1989, by Willilam F. Aldridge, Attorney for Parking Company of America, dba Airport Fast Park.

Becky M. Hemaphan
Notary Public

My commission expires:

8/25/91

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 17th day of April, 1989, by CLARENCE V. LITHGOW, CHIEF ADMINISTRATIVE OFFICER of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Barbara R. Martinez
Notary Public

My commission expires:

10-31-92

KL/lef
1251KL
R-03/30/89

880035

DRAINAGE INFORMATION SH

PROJECT TITLE: AIRPORT FAST PARK ZONE ATLAS/DRNG. FILE #: M15/D6

LEGAL DESCRIPTION: TRACT 1, PARKING CO. OF AMERICA

CITY ADDRESS: 2801 YALE BLVD SE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 811 DALLAS NE 87110 PHONE: 265-5611

OWNER: AIRPORT FAST PARK CONTACT: JOHN HALL

ADDRESS: 2801 YALE SE PHONE: 242-5181

ARCHITECT: JIM INNIS CONTACT: BARBARA CHAVEZ

ADDRESS: PHONE: 881-1223

SURVEYOR: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: PHONE: 265-5611

CONTRACTOR: UNIVERSAL CONSTRUCTORS CONTACT: PAUL FISHER

ADDRESS: PHONE: 884-0400

RECEIVED MAY 04 1989 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. Z85-124-1

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

X GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

X GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: 05-03-89

BY: JEFF MORTENSEN

A MEMBER OF CONSULTING
ENGINEERS COUNCIL OF NEW MEXICO

JEFF MORTENSEN & ASSOCIATES, INC. □ ENGINEERS □ 811 DALLAS N.E. □ ALBUQUERQUE □ NEW MEXICO 87110 □ (505) 265-5611

880035

May 3, 1989

Mr. Carlos Montoya
City of Albuquerque
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

Re: Airport Fast Park (M15/D6)

Dear Carlos:

Transmitted herewith are the following items concerning the subject project.

1. Revised grading and drainage plan.
2. Copy of agreement between the City of Albuquerque (Aviation Department) and Airport Fast Park concerning the grading which has occurred within the Railroad Spur.
3. Copy of a letter from Universal Constructors verifying that they have performed site grading and paving on that property which is situated to the south of the Airport Fast Park property, thereby signifying the concurrence from that property owner (Park and Shuttle) for any apparent offsite grading or disturbance.
4. A Top Soil Disturbance Permit issued by the City of Albuquerque to Universal Constructors for the work which was performed for the Park and Shuttle project.

We believe that this addresses the concerns expressed during our February 15, 1989 meeting which involved Mr. Fred J. Aguirre, Mr. Bill Aldridge, you and me. Upon approval of the grading and drainage plan, the contractor will be able to obtain the necessary grading and paving permits to allow the construction to continue. It is our understanding that upon completion of the grading and paving improvements, Airport Fast Park will retain our services to certify the completed construction. Upon completion of the certification, the Site Development Plan can be approved. This method has been selected in lieu of providing financial guarantees. Lastly, it is my understanding that the contractor has restored the sedimentation pond referenced in the December 28, 1988 letter issued by the City of Albuquerque concerning this project.

We realize that this has been a lengthy process, however, you must appreciate the complexity which is introduced by the many parties which have been involved. The completion of this project requires a concerted effort involving the City of Albuquerque Public Works Department, the City of Albuquerque Aviation Department, the City of Albuquerque Environmental Health Department, the developer, the adjacent land owners to the north and south, the contractor, and the consultant. Your patience in awaiting this response is greatly appreciated.

If you should have any questions or comments concerning this information, or if we can be of further service to you, please do not hesitate to call. Now that we have many of the tasks behind us, we hope that this project can move into construction quickly.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Jeffrey G. Mortensen, P.E.
President

JGM:dj

xc: Manuel Chaves
Bill Aldridge

880035

CONTRACTORS

ENGINEERS

UNIVERSAL CONSTRUCTORS inc.

STATION B, BOX 6008 PHONE 884-0400
ALBUQUERQUE, NEW MEXICO 87197-6008

March 22, 1989

Jeff Mortensen
Jeff Mortensen & Associates, Inc.
811 Dallas NE
Albuquerque, NM 87110

Re: Airport Fastpark parking lot expansion

Dear Jeff:

This letter is to serve as a written verification that we are under contract with John Lorentzen of Park and Shuttle, at 2909 Yale Blvd. SE., to complete the site grading and paving on his property to the south of and adjacent to the referenced project.

Sincerely,

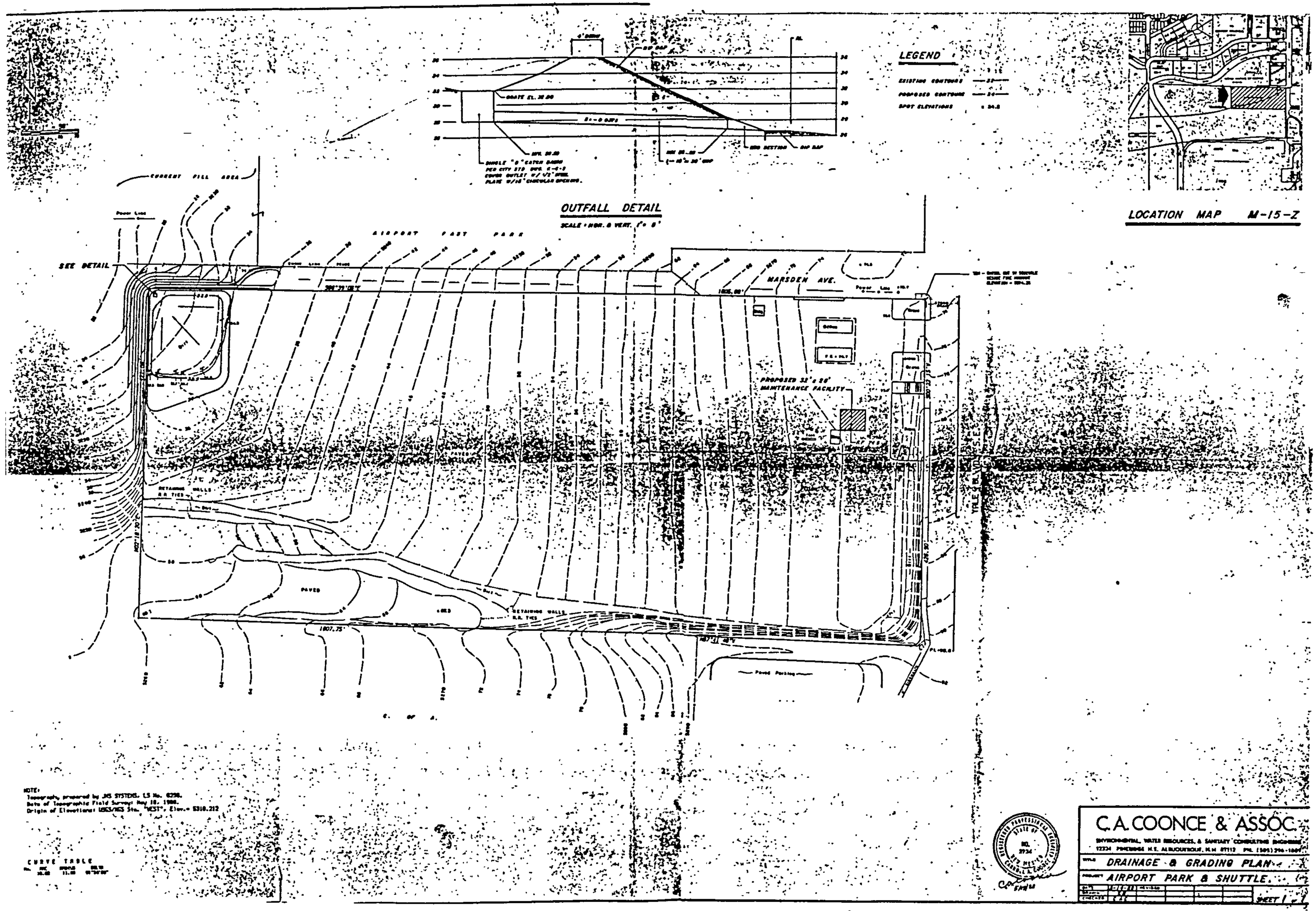
Paul C. Fisher
Engineer

PCF/cm

N.M. LIC. 17512

THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA

HEAVY CONSTRUCTION — HIGHWAYS — BUILDINGS — UTILITIES


LEGEND
EXISTING CONTOURS
PROPOSED CONTOURS
SPOT ELEVATIONS
OUTFALL DETAIL
LOCATION MAP M-15-Z
CURRENT FILL AREA
SEE DETAIL
AIRPORT EAST PARK
MARSDEN AVE.
PROPOSED 32' x 50' MAINTENANCE FACILITY
RETAINING WALLS
R.R. TIES
PAVED
YALE BLVD.
Paved Parking
NOTE:
Topography prepared by JKS SYSTEMS, LS No. 6258.
Date of Topographic Field Survey May 18, 1988.
Origin of Elevations: USGS/NGS Sta. "WEST", Elev.= 5310.212
CURVE TABLE
C.A. COONCE & ASSOC.
ENVIRONMENTAL, WATER RESOURCES, & SANITARY CONSULTING ENGINEERS
12334 PENNSYLVANIA N.E. ALBUQUERQUE, N.M. 87112 PHL (505) 296-1889
TITLE DRAINAGE & GRADING PLAN
PROJECT AIRPORT PARK & SHUTTLE
SHEET 1 of 1

CONTRACTORS ENGINEERS

UNIVERSAL CONSTRUCTORS Inc.

STATION B, BOX 6008 PHONE 884-0400
ALBUQUERQUE, NEW MEXICO 87197-6008

11-18-88

Airport Park & Shuttle
Dust Control Plan

1. Access road to the site will be watered daily, or more often if necessary, to keep dust down.
2. A loader & power broom will be available to clean off any dirt tracked on to University Blvd.
3. Loaded trucks entering or leaving site will be required to cover their loads.
4. A water truck will be at the work site full time to aid in compaction and to control dust created by our grading operations.
5. Workers will park their vehicles in one assigned area and the grading equipment will be restricted to movement on the work site only.
6. Upon completion of the grading, the entire area will be paved and the cable across the access road will be locked in place.

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

April 18, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AIRPORT FASTPARK LOT EXPANSION
(M-15/D6) RECEIVED MARCH 23, 1989

Dear Mr. Mortensen:

I have reviewed the referenced plan and forward the following comments:

1. The revised grading and drainage plan shows encroachment into Aviation's RR Spur right of way with fill material. Also, since my last letter, the owner has encroached south outside of his property line with fill material. Therefore, we will need written approval from Aviation and the adjoining property owner to the south.

OK
CARLOS
8/21/89

2. The sedimentation pond east of University and in the RR Spur right of way must be reconstructed in accordance with City approved plan No. 3050. An excavation permit will be required to reconstruct the pond.

OK
8/21/89

3. Certification by a New Mexico registered engineer is required upon completion of your project in accordance with the revised drainage plan and the DPM.

Should you have any questions, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

xc: Manuel Chavez
Lowell Pratte
Andre Houle

CAM/bsj
(WP+786)

880635

DRAINAGE INFORMATION SHEET

PROJECT TITLE: AIRPORT FASTPARK PARKING LOT EXPANSION ZONE ATLAS/DRAINAGE FILE # M15/D18

LEGAL DESCRIPTION: TRACT 1 PARKING COMPANY OF AMERICA

CITY ADDRESS: 2801 YALE BLVD S.E.

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: LEONARD PUTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: AIRPORT FASTPARK CONTACT: JOHN HALL

ADDRESS: 2801 YALE BLVD. S.E. PHONE: 242-5181

ARCHITECT: JAMES INNIS CONTACT: ~~22~~

ADDRESS: PHONE: 881-1223

SURVEYOR: JEFF MORTENSEN & ASSOC. CONTACT: LEONARD P. UTTER

ADDRESS: 811 DALLAS N.E PHONE: 265-5611

CONTRACTOR: CONTACT: OWNER

ADDRESS: PHONE:

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED MAR 23 1989 HYDROLOGY SECTION

DRB NO. Z-85-124-1

EPC NO.

PROJECT NO.

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

✓ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

✓ GRADING/PAVING PERMIT APPROVAL

✓ OTHER REVISIONS (SPECIFY).

DATE SUBMITTED: 3-23-89

BY: [signature]

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

FILE COPY

meeting 2-15-89
will submit a drainage & grading plan prior to March 6, 1989
CAM

December 28, 1988

Manuel Chaves
c/o Chaves Properties
250 West Court Street Suite 200-F
Cincinnati, Ohio 45202

RE: DRAINAGE VIOLATION - AIRPORT FAST PARK
TRACT 1 OF PARKING COMPANY OF AMERICA (M-15/D6)

NOTICE AND ORDER

Pursuant to Chapter 7, Article IX, City of Albuquerque Revised Ordinance, 1974, as amended, this Notice and Order is being issued on the property located at 2801 Yale Boulevard, SE, which is more particularly described as Tract 1 of Lands of Parking Company of America as filed in the Bernalillo County clerk's Office on June 16, 1982.

FINDINGS

This property was inspected December 13, 1988 by personnel of this Department. This inspection revealed that the property is still in violation of the Drainage Ordinance for the following reasons:

1. Grading and filling of the property was observed on December 13, 1988. Our records indicate that you have not received a Paving permit or Grading Permit. All grading and filling operations were "red tagged" on September 1, 1988, and again on December 13, 1988. Grading and filling is not allowed without specific authorization from the City Engineer's office.

2. Our site visit also showed that your contractor has filled in a sediment pond east of University on the Railroad Spur right-of-way and is using it as a driveway. As a result of this action, sediment is being deposited downstream on city streets, and the direction of flow has also been changed.

3. As a result of the grading and filling taking place, you are encroaching upon City property without proper written agreements being executed to allow encroachment of fill material.

Change at 2-15-89 meeting

ORDER

You being the owner, are hereby ordered to:

1. Submit a revised Grading and Drainage Plan within 30 days of the date of this letter;

2. Certification by a New Mexico Registered engineer is required upon completion of your project in accordance with the revised Drainage Plan and the DPM. The Site Development Plan approved by EPC will be signed by the City Engr. & AMAFCA upon receipt/Approval of Certification

3. Discontinue any grading or filling on the property until you obtain a Paving Permit, Grading Permit, ~~and Site Development Plan approval.~~

4. Obtain written Agreement from the Aviation Department for the existing encroachment, and to continue grading and filling on their property. This is a condition for approval of a Paving Permit.

5. The sedimentation pond east of University and in the Railroad Spur right-of-way must be reconstructed in accordance with City approved Plan #3050. Reconstruction of the pond must be accomplished within 30 days after receipt of this letter. An excavation permit will be required to reconstruct the pond in the City right-of-way.

If you have any questions concerning this matter, please call Carlos Montoya at 768-2650.

for Walter H. Nickerson, Assistant Director
Engineering Group/Public Works Department

xc: Lowell Pratte
Brian Dolan
Jeff Mortensen

CAM/bsj
CERTIFIED MAIL RECEIPT NO. P 261 028 321

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

November 10, 1988

Jeff Mortensen
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AIRPORT FASTPARK PARKING LOT EXPANSION
(M-15/D6) RECEIVED NOVEMBER 10, 1988

Dear Mr. Mortensen:

The above referenced plan dated November 10, 1988, is approved.

Prior to release of the paving permit, we will need concurrence from the Aviation Department to grade on their property. Please coordinate with Larry Caudill of the Environmental Health Department to obtain a Top Soil Disturbance Permit. As discussed in our meeting, certification of the parking lot and infrastructures will be required when the project is completed.

Should you have any questions, please call me at 768-2650.

Cordially,

Carlos A. Montoya

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

xc: Manuel Chavez
Larry Caudill, Environmental Health Dept.

CAM/bsj
(WP+786)

DRAINAGE INFORMATION SHEET

AIRPORT FAST PARK

PROJECT TITLE: PARKING LOT EXPANSION ZONE ATLAS/DRNG. FILE #: M15 / D6

LEGAL DESCRIPTION: TRACT 1, PARKING CO. OF AMERICA

CITY ADDRESS: 2801 YALE BLVD SE

ENGINEERING FIRM: JMA CONTACT: JEFF MORTENSEN

ADDRESS: PHONE: 265-5611

OWNER: AIRPORT FAST PARK CONTACT: MANUEL CHAVEZ

ADDRESS: 2801 YALE BLVD SE PHONE: 242-5181

ARCHITECT: DCW CONTACT: DENNIS WILKINSON

ADDRESS: PHONE: 897-7430

SURVEYOR: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: PHONE: 265-5611

CONTRACTOR: UNIVERSAL CONSTRUCTION CONTACT: GILBERT LUNA

ADDRESS: PHONE: 884-0400

PRE-DESIGN MEETING:

✓ YES

____ NO

____ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED NOV 10 1988 HYDROLOGY SECTION

DRB NO. ____

EPC NO. Z-85-124-1

PROJ. NO. ____

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

✓ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

✓ GRADING PLAN

✓ EROSION CONTROL PLAN

____ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ PRELIMINARY PLAT APPROVAL

____ SITE DEVELOPMENT PLAN APPROVAL

____ FINAL PLAT APPROVAL

____ BUILDING PERMIT APPROVAL

____ FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

✓ GRADING/PAVING PERMIT APPROVAL

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11-10-88

BY: JEFF MORTENSEN

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

October 26, 1988

Leonard P. Utter
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AIRPORT FASTPARK
(M-15/D6) RECEIVED OCTOBER 13, 1988

Dear Mr. Utter:

I have reviewed the referenced plan and forward the following comments:

1. The new existing grades show that you have placed fill material in the City Railroad right-of-way. Please submit concurrence from the Aviation Department that they allowed the grading.

2. The new fill shows slopes of 1.5 to 1. Please address erosion and stability of the slopes.

The above two items need to be finalized prior to site Plan sign-off by this office. I realize that you need to commence construction on the storm drain and channel infrastructure. Therefore, we are allowing the infrastructures to be built at this time. Please be advised that the two items need to be satisfied prior to site plan approval. Also, please review my letter dated September 22, 1988 for other requirements of Site Plan approval. Should you have any questions, call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj
(WP+786)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: AIRPORT FASTPARK PARKING LOT EXPANSION ZONE ATLAS/DRAINAGE FILE # M-15/D6

LEGAL DESCRIPTION: TRACT 1, PARKING COMPANY OF AMERICA

CITY ADDRESS: 2801 YALE BLVD. S.E.

ENGINEERING FIRM: JEFF MORTENSEN + ASSOC. CONTACT: LEONARD PUTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: AIRPORT FAST PARK CONTACT: JEFF BLUME

ADDRESS: 2801 YALE BLVD. S.E. PHONE: 242-5181

ARCHITECT: DENNIS WILKINSON CONTACT: DENNIS WILKINSON

ADDRESS: P.O. BOX 1542, CORRALES N.M. PHONE: 897-7430

SURVEYOR: JEFF MORTENSEN + ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: _____ CONTACT: OWNER

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED OCT 13 1988 HYDROLOGY SECTION

DRB NO. Z-85-124-1

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

✓ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

✓ PRELIMINARY PLAT APPROVAL

✓ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

✓ GRADING/PAVING PERMIT APPROVAL

✓ OTHER REVISIONS (SPECIFY)

DATE SUBMITTED: 10-13-88

BY: [signature]

REV. 10/85

A MEMBER OF CONSULTING
ENGINEERS COUNCIL OF NEW MEXICO

JEFF MORTENSEN & ASSOCIATES, INC. □ ENGINEERS □ 811 DALLAS N.E. □ ALBUQUERQUE □ NEW MEXICO 87110 □ (505) 265-5611

880033
October 13, 1988

RECEIVED
OCT 13 1988
HYDROLOGY SECTION

Mr. Carlos Montoya
City of Albuquerque - Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

Re: Airport Fast Park Parking Lot Expansion (M15/D6)

Dear Carlos:

I have received your comment on the above referenced plan and have addressed them as follows:

1. Attached is a copy of the filed drainage easement.
2. Attached is a copy of the approved and filed drainage covenant.
3. The developer has decided to construct the proposed drainage facilities in lieu of financial guarantees and will provide asbuilts prior to paving permit issuance.
4. The attached drawings have been revised to conform to the revised topo.

As per my telephone conversation with Fred Aguirre on October 10, 1988, it is my understanding that once the proposed drainage facilities are constructed and asbuilted, the site plan will be signed by Fred Aguirre along with the issuance of the paving permit.

If you should have any questions or comments, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Leonard P. Utter
Staff Engineer

LPU:dj

Enclosures

88927 5

8900458

391

REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE

This Agreement, between the City of Albuquerque, New Mexico ("City") and PARKING COMPANY OF AMERICA d/b/a Airport Fast Park ("User") is made in Albuquerque, New Mexico and is entered into as of the date of filing this Agreement with the City Clerk.

1. Recital. The User is the owner of certain real property ("User's Property") located at 2801 Yale Blvd., SE in Albuquerque, New Mexico, and more particularly described as:

TRACT 1, LANDS OF PARKING COMPANY OF AMERICA

Recorded in Book Misc C-19, at page 173, of the records of the County of Bernalillo, State of New Mexico.

The City is the owner of certain real property, easement or public right-of-way ("City's Property") adjoining, abutting or within User's Property. The User wishes to encroach upon, or already has encroached upon, the City's Property by constructing the following "Improvement":

24" RCP Storm Drain Line

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

The City agrees to permit the encroachment of the Improvements on the City's Property, provided the User complies with the terms of this Agreement.

2. 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.

ID:7

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD
'88 OCT 13 PM 4:03
BK 624-B PG 391-395
GLADYS M. DAVIS
CO-CLERK & RECORDER
DEPUTY

(Approved by Legal Dept.
as to form only-7/12/88)

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. 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. 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 thirty (90) days after mailing of the written notice to User ("Deadline") and the User will promptly comply with the requirements of the Notice. The City may demand removal of the Improvement without cause. If the 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.

5. Failure to Perform; Emergency. 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 shall pay the City the amount assessed within thirty (30) days after the City gives the User written notice of the amount due. If the City employs the City's Legal Department or an outside attorney to enforce this Agreement, the User shall pay the City all costs, charges and expenses, including reasonable attorney's fees for the City's Legal Department or outside attorney, expended or incurred by the City to successfully enforce this Agreement.

6. Condemnation. 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.

7. Notice. For purposes of giving formal written notice to the User, User's address is:

2801 Yale Blvd., SE
Albuquerque, NM 87106

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 six (6) 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.

(Approved by Legal Dept.
as to form only-7/12/88)

8. 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.

9. Term. This Agreement may be terminated in writing at any time by the User or by the City, without cause. Termination by either party shall be effective ninety (90) days after mailing by a party of written notice of termination to the other party. A notice of termination shall be a Notice under Paragraph 4 requiring the User to remove the Improvement and return the City's property to its original condition by the Deadline.

10. Binding on User's Property. The obligations of the User set forth herein shall be binding upon the User, his heirs, assigns and successors and on User's Property, and constitute covenants running with User's Property until released by the City.

11. 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.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. 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.

14. Captions. 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.

CITY OF ALBUQUERQUE

Recommended By:

R. L. Pratte, A.A.E., Director
Aviation Department

CITY OF ALBUQUERQUE

Approved By:

Chief Administrative Officer

USER: PARKING COMPANY OF AMERICA
d/b/a Airport Fast Park

(Approved by Legal Dept.
as to for only-7/12-88)

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-6-89

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 23rd day of September, 1988, by MANUEL CHAVEZ SR., PRINCIPAL (User).

Charles G. Cala
Notary Public

My commission expires:

5-6-89

STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

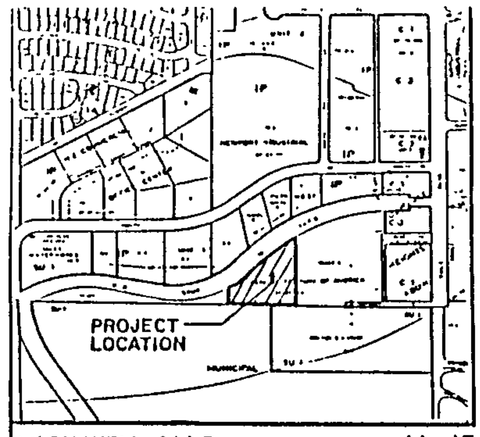
The foregoing instrument was acknowledged before me this 27th day of October, 1988, by GENE ROMO, CHIEF ADMINISTRATIVE OFFICER of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Priscilla Phillips
Notary Public

My commission expires:

3-17-90

(Approved by Legal Dept.
as to form only-7/12/88)



VICINITY MAP M-15

SCALE 1" = 800'

A STANDARD BRASS TABLET SET FLUSH WITH T CONCRETE PAVEMENT. STAT. STAMPED "ACS, I-MIG, " LOCATED AT THE INTERSECTION OF GIBSON BLVD AND YALE BLVD, 16 ft SOUTH ON CENTERLINE. ELEVATION - 5189.85 ft (MSL D)

TBM.

PAINTED PANEL POINT WITH NAIL AND SHINER IN YALE BLVD NEAR SOUTH MEDIAN NOSE AT ENTRANCE TO AMFAC HOTEL ELEVATION 5272.93 ft (MSL D)

LEGAL DESCRIPTION

TRACT 1, PARKING COMPANY OF AMERICA

SCALE 1" = 50'

LOT D-1 NEWPORT INDUSTRIAL PARK WEST UNIT 1

PROPOSED 20' PRIVATE DRAINAGE EASEMENT

CONSTRUCT 10' SIDE CONCRETE RUNDOWN, SEE SHEET C

EXIST PP

LOT D-2 NEWPORT INDUSTRIAL PARK WEST UNIT (MISSION RESEARCH)

EXIST 20' PRIVATE DRAINAGE EASEMENT

EXIST 24" CONC CVL WATERLINE FIELD VERIFY LOCATION OF NOT DISTURB (APPROX LOCATION)

BASIN OS-1

RAILROAD SPUR R.O.W. (CITY OF ALBUQUERQUE)

R = 1223.56'

Δ = 42° 31' 00"

L = 907.95'

EXIST POND

EXIST RUNDOWN

LIMITS OF ASPHALT REMOVAL - SAWCUT & APPLY TACK COAT PRIOR TO LAYDOWN OF NEW ASPHALT PAVING

EXIST ASPHALT PAVING TO BE REMOVED & DISPOSED, & REPLACED W/NEW ASPHALT

EXIST FENCE TO BE REMOVED & RELOCATED

EXIST ASPHALT PAVING

100' R.O.W.

N 47° 07' 00" E 101.10'

INSTALL 110 L.F. 24" RCP PIPE @ 0.0165

INSTALL 30 L.F. 24" RCP PIPE @ 0.0600

PROPOSED ASPHALT PAVING

BASIN A-1

BASIN A-2

CONST. 8" CONC CURB & GUTTER ON WEST END & 1st 25' OF NORTH SIDE

CONSTRUCT 28' L.F. 6" CONC CURB & GUTTER

PROVIDE 8'x6'x15' RIP-RAP PAD @ PIPE OUTLET, TYPE 'L' RIP-RAP

LIMIT OF PROPOSED ASPHALT PAVING

"PARK & SHUTTLE" (EXIST ASPHALT)

PROPOSED 18" PIPE INV. N = 2[illegible].05 Q100 = 16 cfs

PROPOSED POND (C.A. CONNCE)

PROPOSED GRADES PER C.A. CONNCE GRADING PLAN

TRACT A MUNICIPAL ADDITION NO. 9

LEGEND

- PROPOSED SPOT ELEVATION
- 5225 EXISTING CONTOUR
- 25 PROPOSED CONTOUR
- BASIN BOUNDARY LINE
- EXISTING ASPHALT PAVING TO BE REMOVED & REPLACED
- PROPOSED CONTOUR (GRADING TO BE BY OTHERS)
- PROPOSED CONCRETE

DRAINAGE PLAN

The following items concerning the Airport East Park Expansion Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, the site is located on the west side of Yale Boulevard SE, south of Randolph Road. At present, the site is partially developed with an asphalt parking lot, associated landscaping and buildings. The surrounding area is partially developed with commercial and office complexes. The natural ground slopes from east to west and from south to north. As shown by Plate 35 of the FEMA Flood Hazard Boundary Maps, the site does not lie within a designated 100-year floodplain. A master drainage study has been prepared by Andrews, Asbury and Roberts for Newport Industrial Park West Unit One. This plan designates that a portion of the stormwater runoff from the Airport East Park site and from the Park and Shuttle site to the south of Airport East Park be routed through a private drainage easement to Randolph Road. From Randolph Road, runoff is conveyed east to University Boulevard, where a storm drain system exists to convey runoff north to an improved concrete channel. A current grading and drainage plan for the Park and Shuttle site has been prepared by C.A. Connce and Associates. This plan calls for a controlled discharge of 16.0 cfs across the Airport East Park site. No other off-site flows enter the site. Runoff from a portion of the site drains to the west, where it enters the railroad spur rights-of-way and ultimately enters Randolph Road via Tract D-1, Newport Industrial Park West, Unit One. This is presently causing erosion and sediment problems prior to entering Randolph Road.

The Grading Plan shows: 1) existing and proposed grades indicated by spot elevations and contours @ 1'-0" intervals, 2) continuity between the existing and proposed grades, and 3) the limit and character of the proposed improvements. As shown by this plan, the improvements consist of asphalt paving, and stormwater conveyance facilities. The parking lot is graded to drain to the northwest corner to a drop inlet, where a 24" pipe will convey the runoff north to the existing concrete channel on Tract D-1. The new parking lot, a portion of the existing parking lot, and the runoff from Park and Shuttle will utilize the 24" pipe. As per the Master Drainage Study for the area, the capacity of the existing concrete channel is limited to 54.2 cfs. As shown by the calculations, the developed runoff will not exceed the capacity of the channel. It is noteworthy that the private drainage easement on Tract D-1 is being re-aligned to better accommodate future development within Tract D-1.

The Calculations which appear hereon analyze both the existing and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual Volume II, and the Mayor's Emergency Rule adopted January 14, 1986.

NO	DATE	BY	REVISIONS
1	6/86	LPU	REVISE PARKING LOT LAYOUT & GRADES, REVISE OFF-SITE GRADING

DESIGNED BY SKS/LPU

DRAWN BY: RAR

JOB NO 880031

DATE

JHP JOHANSEN & ASSOCIATES, INC

8892715

8900458

RECEIVED
OCT 13 1989
HYDROLOGY SECTION

REAL PROPERTY ENCROACHMENT AGREEMENT
AND COVENANTS UPON REAL ESTATE

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Recorded in Book Misc C-19, at page 173, of the records of the County of Bernalillo, State of New Mexico.

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24" RCP Storm Drain Line

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ID:7

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

89 OCT 13 PM 4:03

M.B. 624-B PG. 391-395
GLADYS M. DAVIS
CO. CLERK & RECORDER

(Approved by Legal Dept.
as to form only-7/12/88)

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. 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. 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 thirty (90) days after mailing of the written notice to User ("Deadline") and the User will promptly comply with the requirements of the Notice. The City may demand removal of the Improvement without cause. If the 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.

5. Failure to Perform; Emergency. 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 shall pay the City the amount assessed within thirty (30) days after the City gives the User written notice of the amount due. If the City employs the City's Legal Department or an outside attorney to enforce this Agreement, the User shall pay the City all costs, charges and expenses, including reasonable attorney's fees for the City's Legal Department or outside attorney, expended or incurred by the City to successfully enforce this Agreement.

6. Condemnation. 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.

7. Notice. For purposes of giving formal written notice to the User, User's address is:

2801 Yale Blvd., SE
Albuquerque, NM 87106

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 six (6) 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.

(Approved by Legal Dept.
as to form only-7/12/88)

8. 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.

9. Term. This Agreement may be terminated in writing at any time by the User or by the City, without cause. Termination by either party shall be effective ninety (90) days after mailing by a party of written notice of termination to the other party. A notice of termination shall be a Notice under Paragraph 4 requiring the User to remove the Improvement and return the City's property to its original condition by the Deadline.

10. Binding on User's Property. The obligations of the User set forth herein shall be binding upon the User, his heirs, assigns and successors and on User's Property, and constitute covenants running with User's Property until released by the City.

11. 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.

12. Changes to Agreement. Changes to this Agreement are not binding unless made in writing, signed by both parties.

13. 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.

14. Captions. 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.

CITY OF ALBUQUERQUE

Recommended By:

R. L. Pratte, A.A.E., Director
Aviation Department

CITY OF ALBUQUERQUE

Approved By:

Chief Administrative Officer

USER: PARKING COMPANY OF AMERICA
d/b/a Airport Fast Park

(Approved by Legal Dept.
as to for only-7/12-88)

STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

OFFICIAL SEAL
CHARLES G. CALA, JR.
NOTARY PUBLIC - STATE OF NEW MEXICO
Notary Bond Filed with Secretary of State
My Commission Expires 5-6-89

The foregoing instrument was acknowledged before me this 23rd day of September, 1988, by MANUEL CHAVEZ SR., PRINCIPAL (User).

Charles G. Cala
Notary Public

My commission expires:
5-6-89

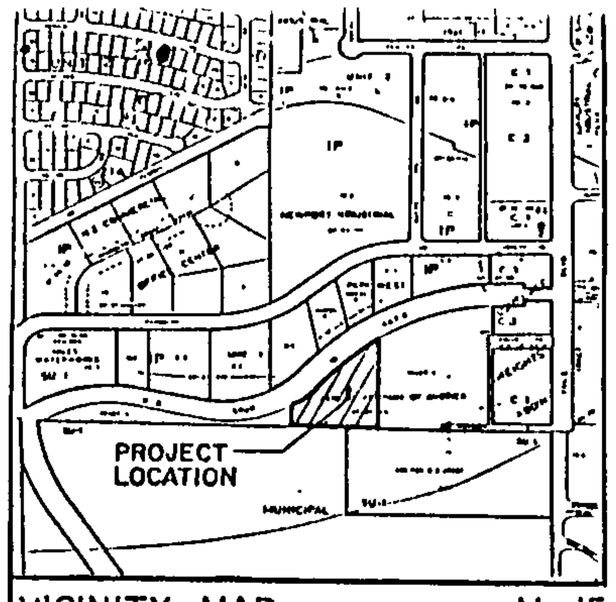
STATE OF NEW MEXICO)
) ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 12th day of October, 1988, by GENE ROMO, CHIEF ADMINISTRATIVE OFFICER of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

Priscilla Phillips
Notary Public

My commission expires:
3-17-90

(Approved by Legal Dept.
as to form only-7/12/88)



VICINITY MAP M-15

SCALE 1" = 800'

PROJECT BENCHMARK

A STAINLESS BRASS TABLET SET FLUSH IN THE CONCRETE PAVEMENT. STATION IS STAMPED "ACS, I-M16, 1984". LOCATED AT THE INTERSECTION OF GIBSON BLVD AND YALE BLVD; 16 ft SOUTH ON CENTERLINE. ELEVATION: 5169.85 ft. (MSLD)

TBM

PAINTED PANEL POINT WITH NAIL AND SHINER IN YALE BLVD NEAR SOUTH MEDIAN NOSE AT ENTRANCE TO AMFAC HOTEL. ELEVATION 5272.93 ft. (MSLD)

LEGAL DESCRIPTION

TRACT 1, PARKING COMPANY OF AMERICA

SCALE 1" = 50'

LOT D-1 NEWPORT INDUSTRIAL PARK WEST UNIT 1

LOT D-2 NEWPORT INDUSTRIAL PARK WEST UNIT (MISSION RESEARCH)

RAILROAD SPUR R.O.W. (CITY OF ALBUQUERQUE)

R = 1223.56'

Δ = 42° 31' 00"

L = 907.95'

EXIST RUNDOWN

EXIST POND

EXIST PP

PROPOSED 20' PRIVATE DRAINAGE EASEMENT

CONSTRUCT 18' WIDE CONCRETE RUNDOWN, SEE SHEET C

EXIST 24" CONC CVL WATERLINE FIELD VERIFY LOCATION OF & NOT DISTURB CAPPOCK LOCATION

EXIST 20' PRIVATE DRAINAGE EASEMENT

100 ROW

N 47°07'00"E 101.10'

BASIN OS-1

LIMITS OF ASPHALT REMOVAL - SAWCUT & APPLY TACK COAT PRIOR TO LAYDOWN OF NEW ASPHALT PAVING

EXIST ASPHALT PAVING TO BE REMOVED & DISPOSED, & REPLACED WITH NEW ASPHALT

EXIST FENCE TO BE REMOVED & RELOCATED

EXIST ASPHALT PAVING

BASIN A-

PROPOSED ASPHALT PAVING

INSTALL 110' L.F. 24" RCP PIPE @ S=0.1125

INSTALL 30 L.F. 24" RCP PIPE @ S=0.660

BASIN A-2

CONST. 8" CONC CURB & GUTTER ON WEST END & 1st 25' OF NORTH SIDE

3:1 SLOPE

CONSTRUCT 28' L.F. 6" CONC CURB & GUTTER

PROVIDE 6'x6'x15' RIP RAP PAD @ PIPE OUTLET, TYPE 'L' RIP-RAP

LIMIT OF PROPOSED ASPHALT PAVING

"PARK & SHUTTLE" (EXIST. ASPHALT)

PROPOSED 18" PIPE INV. EL = 20.00 Q100 = 16 cfs

PROPOSED POND (C.A. COONCE)

PROPOSED GRADES PER C.A. COONCE GRADING PLAN

TRACT A MUNICIPAL ADDITION NO. 9

LEGEND

- PROPOSED SPOT ELEVATION
- 5225 — EXISTING CONTOUR
- 25 — PROPOSED CONTOUR
- BASIN BOUNDARY LINE
- EXISTING ASPHALT PAVING TO BE REMOVED & REPLACED
- PROPOSED CONTOUR (GRADING TO BE BY OTHERS)
- PROPOSED CONCRETE

DRAINAGE PLAN

The following items concerning the Airport East Park Expansion Drainage Plan are contained hereon:

1. Vicinity Map
2. Grading Plan
3. Calculations

As shown by the Vicinity Map, the site is located on the west side of Yale Boulevard SE, south of Randolph Road. At present, the site is partially developed with an asphalt parking lot, associated landscaping and buildings. The surrounding area is partially developed with commercial and office complexes. The natural ground slopes from east to west and from south to north. As shown by Plate 35 of the FEMA Flood Hazard Boundary Maps, the site does not lie within a designated 100-year floodplain. A Master drainage study has been prepared by Andrews, Asbury and Roberts for Newport Industrial Park West Unit One. This plan designates that a portion of the stormwater runoff from the Airport East Park site and from the Park and Shuttle site to the south of Airport East Park be routed through a private drainage easement to Randolph Road. From Randolph Road, runoff is conveyed west to University Boulevard, where a storm drain system exists to convey runoff north to an improved concrete channel. A current grading and drainage plan for the Park and Shuttle site has been prepared by C.A. Coonce and Associates. This plan calls for a controlled discharge of 16.0 cfs across the Airport East Park site. No other off-site flows enter the site. Runoff from a portion of the site is ponded to the north of the site. The remaining portion of the site drains to the west, where it enters the railroad spur rights-of-way and ultimately enters Randolph Road via Tract D-1, Newport Industrial Park West, Unit One. This is presently causing erosion and sediment problems prior to entering Randolph Road.

The Grading Plan shows: 1) existing and proposed grades indicated by spot elevations and contours @ 1'-0" intervals, 2) continuity between the existing and proposed grades, and 3) the limit and character of the proposed improvements. As shown by this plan, the improvements consist of asphalt paving, and stormwater conveyance facilities. The parking lot is graded to drain to the northwest corner to a drop inlet, where a 24" pipe will convey the runoff north to the existing concrete channel on Tract D-1. The new parking lot, a portion of the existing parking lot, and the runoff from Park and Shuttle will utilize the 24" pipe. As per the Master Drainage Study for the area, the capacity of the existing concrete channel is limited to 54.3 cfs. As shown by the calculations, the developed runoff will not exceed the capacity of the channel. It is noteworthy that the private drainage easement on Tract D-1 is being re-aligned to better accommodate future developpent within Tract D-1.

The Calculations which appear hereon analyze both the exirting and developed conditions for the 100-year, 6-hour rainfall event. The Rational Method has been used to quantify the peak rate of discharge and the SCS Method has been used to quantify the volume of runoff. Both Methods have been used in accordance with the City of Albuquerque Development Process Manual, Volume II, and the Mayor's Emergency Rule adopted January 16, 1986.

NO	DATE	BY	REVISIONS
1	8/88	LLU	REVISE PARKING LOT LAYOUT & GRADES,

DESIGNED BY SKS/LPU

DRAWN BY RAP

JOB NO 880031

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE October 5, 1988 REF. NO._____

Jack Bare

TO: Ted Pearson, Asst. City Attorney - Legal Department

FROM: P. J. Ruble, Real Estate Coordinator - Property Management Section

SUBJECT: AIRPORT RAILROAD SPUR

Mr. Chavez (Parking Company of America) is requesting an Encroachment Agreement for a 24" RCP Storm Drain Line. Mr. Pratte, Director, Aviation Department, has approved the Encroachment Agreement.

I have researched our files, but cannot locate the document that give us title to the spur. Dan Montano, had prepared a survey at one time--because an encroachment was found.

I have a funny feeling about this--should we send through?

PJR/ev

PJ - Perhaps the title issue should be searched in the County records & a title company to be sure we own the spur property.

Also ¶ 4 provides for 30 day notice for removal, but ¶ 9 provides for 90 day notice of termination & removal. The approved form should provide for 90 days in both ¶s.

Ted

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

September 22, 1988

Leonard P. Utter
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR AIRPORT FAST PARK
(M-15/D6) RECEIVED AUGUST 30, 1988

Dear Mr. Utter:

I have reviewed the referenced plan and forward the following comments. Prior to sign-off of the Site Plan and Paving Permit release by this office, the following items need to be completed.

done 1. A Private Drainage Easement for the concrete channel north of the R.R. Spur is required. If the owner requires changes, the drainage plan needs to be revised.

done 2. An Easement and/or Encroachment Agreement for the storm drain through Aviation property is required. Please call the Aviation Department for direction on the type of easements.

3. We will sign the Site Plan after we receive financial guarantees for the drainage system. We could also sign the site plan after the construction of the drainage system. The owner's engineer will need to certify the drainage system.

Prior to Site Plan sign-off or Paving Permit release, we will require the following.

4. The existing topographic survey was done on January 14, 1988. Since that date, a considerable amount of fill material has been deposited at the site without a permit. Please reference July 13, 1988 drainage violation letter; August 31, 1988 topsoil disturbance violation; and September 1, 1988 red tag for grading without a permit. We are requesting a new existing topographic survey because of the large amount of grading which has been done since the last survey.

5. Please be advised that we have had sediment and erosion problems on the downstream streets and private properties partially due to your properties runoff.

Should you have any questions, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj
(WP+786)

A MEMBER OF CONSULTING
ENGINEERS COUNCIL OF NEW MEXICO

JEFF MORTENSEN & ASSOCIATES, INC. ▫ ENGINEERS ▫ 811 DALLAS N.E. ▫ ALBUQUERQUE ▫ NEW MEXICO 87110 ▫ (505) 265-5611

880031
September 14, 1988

Mr. R. L. Pratte
Director of Aviation
c/o Bob Gurule
Albuquerque International Airport
2200 Sunport Blvd.
Albuquerque, NM 87106

Re: Airport Fast Park Parking Lot Expansion

Dear Mr. Pratte:

Transmitted herewith is one copy of the grading and drainage plan for the above mentioned project. We are working on behalf of Airport Fast Park to rectify some drainage problems which emanate from Airport Fast Park and Park and Shuttle to the south of Airport Fast Park. Currently, the majority of runoff generated by both Airport Fast Park and Park and Shuttle discharges to the railroad spur right-of-way, which is owned by the City Aviation Department. We would like to work with the City to provide a satisfactory drainage solution which would convey the Airport Fast Park and Park and Shuttle flows across the spur via an underground conduit, 24" diameter. This pipe would discharge to an existing concrete channel located north of the spur. This channel outlets onto Randolph Road.

If this concept is acceptable, we will pursue a formal encroachment agreement to cross the railroad spur right-of-way.

If you should have any questions or comments regarding this matter, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Leonard P. Utter
Staff Engineer

LPU:dj
Enclosure

APPROVED BY
THE AVIATION DEPARTMENT
R. L. PRATTE, A.A.E. 9/21/88
DATE

A MEMBER OF CONSULTING
ENGINEERS COUNCIL OF NEW MEXICO

JEFF MORTENSEN & ASSOCIATES, INC. □ ENGINEERS □ 811 DALLAS N.E. □ ALBUQUERQUE □ NEW MEXICO 87110 □ (505) 265-5611

880031
August 30, 1988

Mr. Carlos Montoya
City of Albuquerque
Hydrology Section
P. O. Box 1293
Albuquerque, NM 87103

RECEIVED
AUG 30 1988
HYDROLOGY SECTION

Re: Airport Fast Park Expansion (M15/D6)

Dear Carlos:

I have received your comments on the above referenced plan and have addressed them as follows:

1. The parking lot layout has been revised to eliminate any offsite grading.
2. The City of Albuquerque owns the railroad spur area as shown on the plan.
3. The Private Drainage Easement has been requested by the Airport Fast Park and is in the process of being granted. Attached is a copy of the proposed easement and will forward the signed easement once received.
4. The owner has been sent the "Drainage Covenant" for the appropriate signatures. We will forward the signed "Drainage Covenant" once received by the owner.
5. All slopes have been revised to be 3 to 1 or greater.

If you should have any questions or comments concerning any aspect of this matter, please do not hesitate to call.

Sincerely,

JEFF MORTENSEN & ASSOCIATES, INC.

Leonard P. Utter
Staff Engineer

LPU:dj

xc: Dennis Wilkinson
Martin Chavez

DRAINAGE INFORMATION SHEET

PROJECT TITLE: AIRPORT 1ST PARK PARKING LOT EXPANSION ZONE ATLAS/DRAINAGE FILE # M-15/D6

LEGAL DESCRIPTION: TRACT 1, PARKING COMPANY OF AMERICA

CITY ADDRESS: 2801 YALE BLVD. S.E.

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: AIRPORT EAST PARK CONTACT: JOHN HALL

ADDRESS: 2801 YALE BLVD. SE. PHONE: 242-5181

ARCHITECT: DENNIS WILKINSON CONTACT: DENNIS WILKINSON

ADDRESS: P.O. BOX 1542, CORRALES, N.M PHONE: 897-7430

SURVEYOR: JEFF MORTENSEN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: UNIVERSAL CONSTRUCTORS INC. CONTACT: _____

ADDRESS: 3825 ACADEMY PARKWAY NORTH N.E. PHONE: 884-0400

PRE-DESIGN MEETING:

✓ YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

RECEIVED
AUG 30 1988
HYDROLOGY SECTION

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

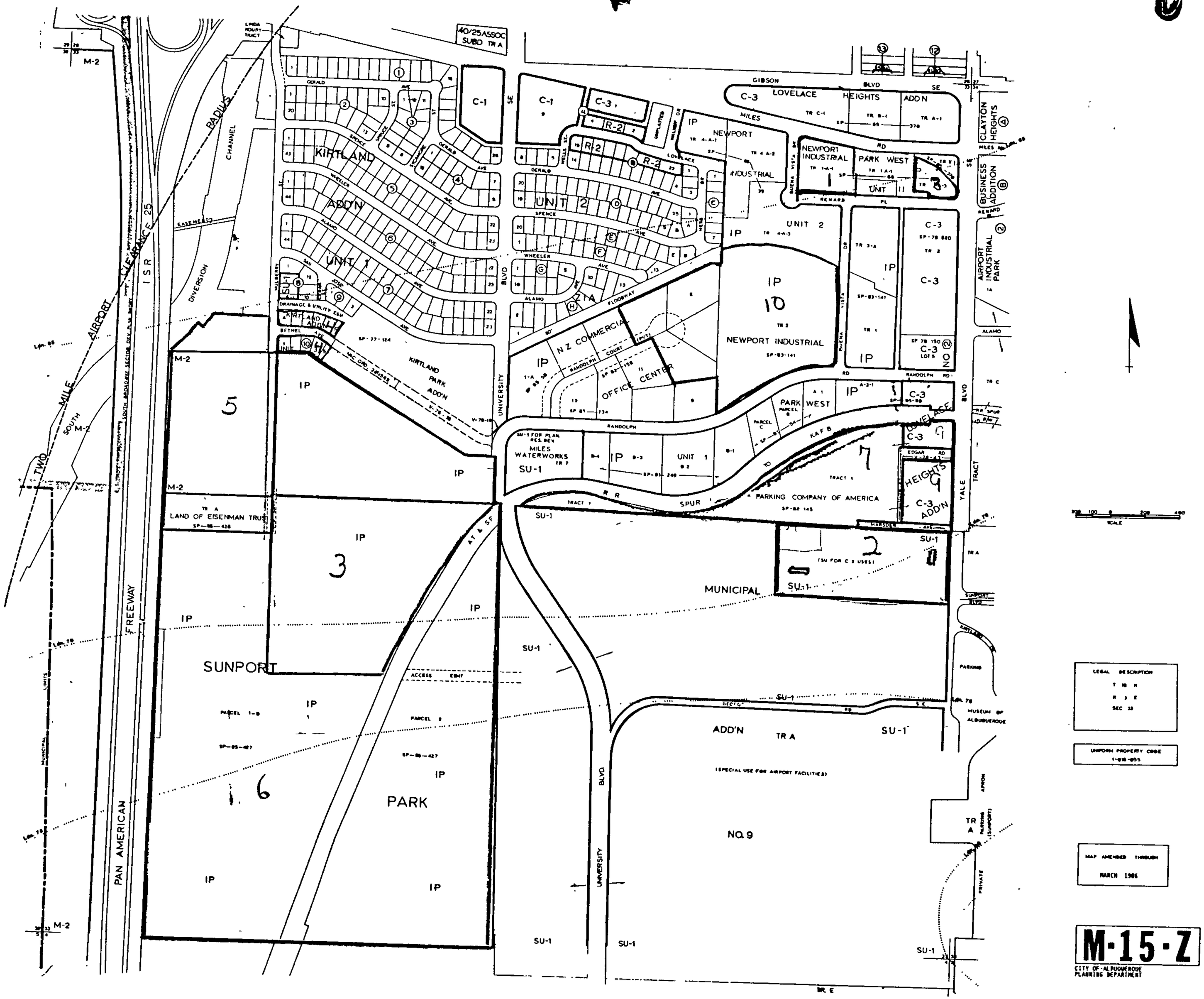
___ ROUGH GRADING PERMIT APPROVAL

✓ GRADING/PAVING PERMIT APPROVAL

✓ OTHER REVISIONS (SPECIFY)

DATE SUBMITTED: 08-30-88

BY: [signature]


KIRTLAND ADD'N
UNIT 1
UNIT 2
C-1
C-3
R-2
IP
NEWPORT INDUSTRIAL
PARK WEST
LOVELACE HEIGHTS ADD'N
CLAYTON HEIGHTS
BUSINESS ADDITION
AIRPORT INDUSTRIAL PARK
N Z COMMERCIAL OFFICE CENTER
NEWPORT INDUSTRIAL
MILES WATERWORKS
PARKING COMPANY OF AMERICA
LAND OF EISENMAN TRUST
SUNPORT
PARK
MUNICIPAL
ADD'N TR A
NO. 9
MUSEUM OF ALBUQUERQUE
UNIVERSITY BLVD
PAN AMERICAN FREEWAY
TWO MILE AIRPORT CLEARANCE
SOUTH
DIVERSION CHANNEL
RADIUS
M-2
SU-1
LEGAL DESCRIPTION
T 10 N
R 3 E
SEC 33
UNIFORM PROPERTY CODE
1-016-055
MAP AMENDED THROUGH
MARCH 1986
M-15-Z
CITY OF ALBUQUERQUE
PLANNING DEPARTMENT

FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO PUBLIC SERVICES
DAN WEAKS

July 13, 1988

Martin Chavez
c/o Chavez Properties
250 West Court Street Suite 200-F
Cincinnati, Ohio 45202

RE: DRAINAGE VIOLATION - AIRPORT FAST PARK
TRACT 1 OF PARKING COMPANY OF AMERICA (M-15/D6)

NOTICE AND ORDER

Pursuant to Chapter 7, Article IX, City of Albuquerque Revised Ordinance, 1974, as amended, this Notice and Order is being issued on the property located at 2801 Yale Boulevard, SE, which is more particularly described as Tract 1 of Lands of Parking Company of America as filed in the Bernalillo County Clerk's Office on June 16, 1982.

FINDINGS

This property was inspected June 17, 1988 by personnel of this Department. This inspection revealed that the property is in violation of the Drainage Ordinance for the following reasons:

Section 7-9-12.B.3 - The importation of material in excess of 500 cubic yards or grading of any area of one (1.0) acre or more requires the submittal of a grading and drainage plan. Fill material is excess of 500 cubic yards has been placed on the western portion of Tract 1 of Lands of Parking Company of America.

ORDER

You being the owner, are hereby ordered to:

1. Submit a grading and drainage plan to Hydrology Section of the Public Works Department for review and approval.

2. The plan shall conform to drainage control, flood control, and erosion control policies and to standards, criteria and procedures established by the City Engineer with respect to drainage flood control and erosion control.

3. The drainage and grading plan must be submitted within 45 calendar days of receipt of this Notice and Order.

If you have any questions concerning this matter, please call Carlos Montoya at 505-768-2650.

Walter H. Nickerson, Assistant Director
Engineering Group/Public Works Department

xc: Manager, Airport Fast Park
Richard L. Duran, Drainage Inspector

CAM/bsj

Certified Mail Receipt No. P 261 028 313

DRAINAGE INFORMATION SHEET

PROJECT TITLE: ~~PARKING LOT EXPANSION~~ AIRPORT EAST PARK ZONE ATLAS/DRAINAGE FILE # M-15/~~D6A~~ D6

LEGAL DESCRIPTION: TRACT 1, PARKING COMPANY OF AMERICA

CITY ADDRESS: 2801 YALE BLVD. S.E.

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

OWNER: AIRPORT EAST PARK CONTACT: JOHN HALL

ADDRESS: 2801 YALE BLVD. SE. PHONE: 242-5181

ARCHITECT: DENNIS WILKINSON CONTACT: DENNIS WILKINSON

ADDRESS: P.O. BOX 1542 CORRALES, N.M PHONE: 897-7430

SURVEYOR: JEFF MORTENSEN & ASSOC. CONTACT: LEONARD UTTER

ADDRESS: 811 DALLAS N.E. PHONE: 265-5611

CONTRACTOR: UNIVERSAL CONSTRUCTORS INC. CONTACT: _____

ADDRESS: 3825 ACADEMY PARKWAY NORTH NE PHONE: 884-0400

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJECT NO. _____

RECEIVED JUL 07 1988 HYDROLOGY SECTION

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

✓ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAIN PLAN

✓ GRADING PLAN

___ EROSION CONTROL PLAN

___ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SECTOR PLAN APPROVAL

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

___ SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

✓ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY).

DATE SUBMITTED: 07-07-88

BY: [signature]

C O P Y

THE TECHNOLOGY CENTER

P.O. Box 9154, Albuquerque, New Mexico 87119
(505) 247-8804

RECEIVED
AUG 17 1988
HYDROLOGY SECTION

August 15, 1988

Martin Chavez
Parking Company of America
250 W. Court Street
Cincinnati, OH 45202

Dear Mr. Chavez:

This letter concerns the run-off from your parking lot at the Albuquerque International Airport.

Much of the run-off during a storm is accumulated in a pond on the north edge of your property. About three feet of water was held in this pond from a recent rain. If the retaining berm for this pond should break, it would severely damage our building at 1900 Randolph Road.

The manager of your operation said that a hydrology study is currently being performed for this property. I am hereby requesting a copy of this study. In any case, your company would be liable for any damages to our property caused by run-off created by your parking lot.

Please let me know when the results of the study will be available to me and what action you are taking to prevent damage to our property. I am sending a copy of this letter to the City of Albuquerque Hydrology Department.

Very truly yours,

W. W. Short

W.W. Short
Partner, W&H Investors, Ltd.

WWS/mh

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
KEN SCHULTZ

CHIEF ADMINISTRATIVE OFFICER
GENE ROMO

DEPUTY CAO DEVELOPMENT & ENTERPRISE SERVICES
LARRY LARRANAGA

DEPUTY CAO PUBLIC SERVICES
DAN WEAKS

August 3, 1988

Leonard P. Utter
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: AIRPORT FAST PARK EXPANSION
(M-15/D6) RECEIVED JULY 7, 1988

Dear Mr. Utter:

I have reviewed the referenced plan and forward the following comments:

1. Bob Gill has not signed the offsite grading permission block.

2. Please address who owns the railroad spur area.

3. A private Drainage Easement for the new concrete channel on Lot D-1 is needed.

4. A Drainage Covenant for the 24 inch storm drain is needed. The burden of maintenance would be on the Airport Fast Park to the owner of the railroad spur property owner.

5. Since the parking lot owners caused the bank slopes to be less than a 3 to 1, they are responsible for erosion control and bank stability. Please address this situation.

Should you have any questions concerning these comments, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

V-88-51

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
P.O. BOX 1293, ALBUQUERQUE NEW MEXICO 87103

1. V-88-51
DRB-88-379
(SE)

Park & Shuttle Inc. requests Vacation (closing) of Public Right of Way for Marsden Ave SE adjacent to the Lorentzen Tract of the Replat of Tract A, Municipal Addition No. 9, zoned C-2 (City) and located on the west side of Yale Blvd SE between Randolph Rd SE and George Rd SE. (M-15)

At the July 26, 1988, Development Review Board meeting, the Vacation of the south 30 feet of Marsden west of the existing 60 foot width for Marsden was approved with the following findings and conditions.

FINDINGS AND CONDITIONS:

1. The public welfare is in no way served by retaining the right-of-way.

2. There is no convincing evidence that any substantial property right is being abridged against the will of the owner of the right.

3. Disposition of the vacated right-of-way shall be through the City Real Estate Office.

4. 1/2 width for a cul-de-sac shall be provided for the new terminus of Marsden Avenue.

5. Easements and/or relocation of facilities shall be provided for existing utilities.

6. Vacated right-of-way shall be replatted with adjacent property within one year.

If you wish to appeal this decision, you must do so by August 10, 1988, in the manner described below. A nonrefundable fee of $135 is required at the time the appeal is filed.

> Appeal to the Environmental Planning Commission. Any person aggrieved with any determination of the Development Review Board may file an appeal on the Planning Division form to the Planning Division within 15 days of the Development Review Boards's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, if the fifteenth day falls on a Saturday, Sunday or holiday as listed in the Merit System Ordinance, the next working day is considered as the deadline for filing the appeal. Such appeal shall be heard within 60 days of its filing.

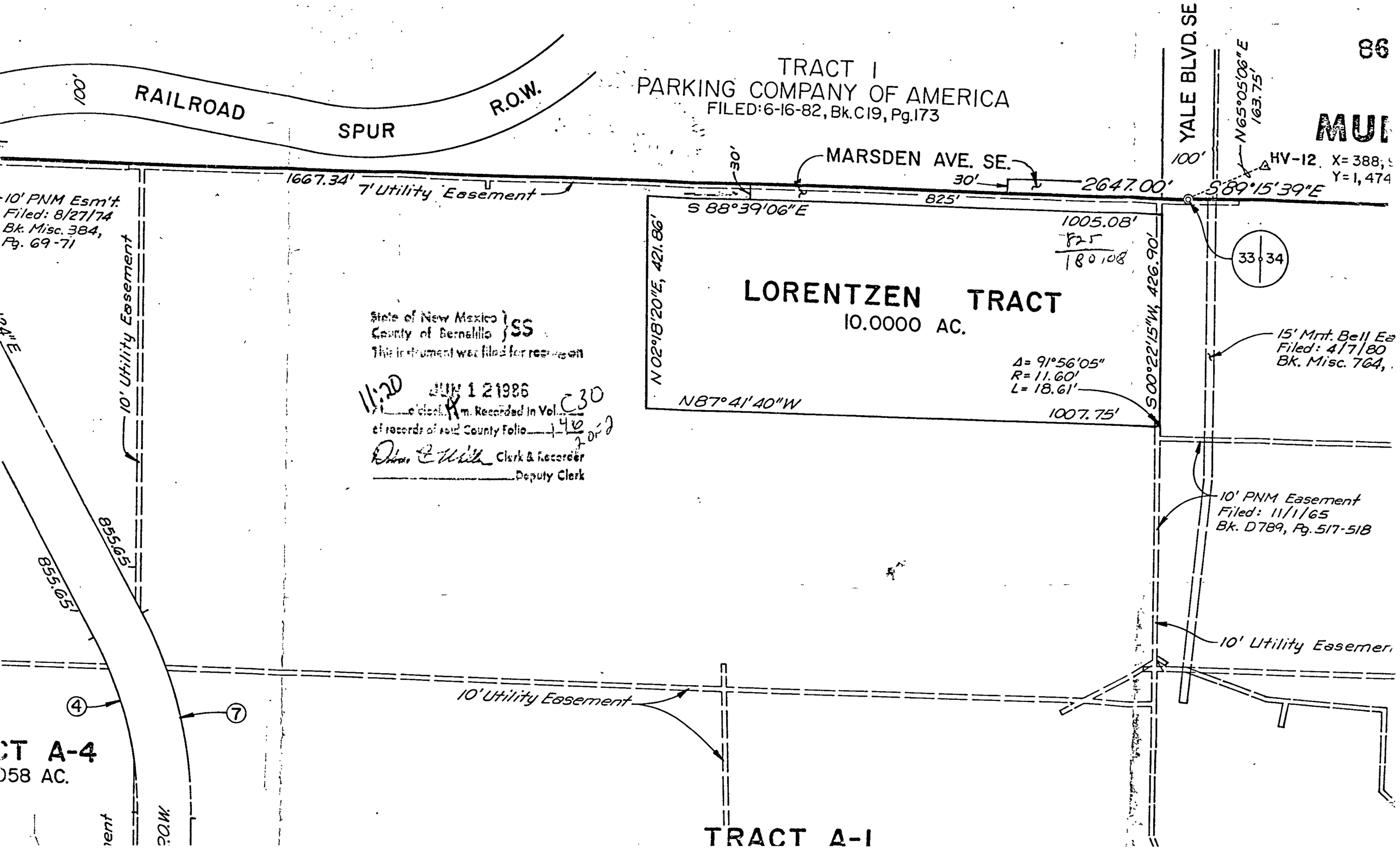
You will receive notice if any other person files an appeal. Successful applicants are reminded that other requirements of the City must be complied with, even after approval of the referenced application(s).

Please note that the vacation of all plats, rights-of-way, and easements are void after one year from the expiration of the appeal date if all conditions are not met.
(REF: Article XI Chapter 7-16-8 B 5 c (2) Revised Ordinance.)

Claire Koopman

Claire Koopman
Board Secretary
cc:John Lorentzen, c/o Park & Shuttle Inc., 2909 Yale SE, 87106
C.A. Coonce, 12324 Pineridge NE, 87112

DRB 88-379



State of New Mexico } SS
County of Bernalillo }
This instrument was filed for record on
JUN 1 2 1986
11:20 o'clock A.M. Recorded in Vol. C30
of records of said County Folio 140 2 of 2
Clerk & Recorder
Deputy Clerk

889271b

GRANT OF PRIVATE EASEMENT FOR STORM DRAINAGE WORKS

396

Richard Hobson, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Airport Fast Park, Inc., Grantee, and its successors and assigns, the permanent right and easement to convey storm water and to construct, reconstruct, operate and maintain storm drainage improvements on, in, under, over and across the following described real estate.

The land in which the foregoing rights and easements are granted is located in the City of Albuquerque, County of Bernalillo, and State of New Mexico and is more particularly described as follows:

> The westerly 20' of Tract D-1, Newport Industrial Park West, Unit One, as shown on the replat of Parcel D, Newport Industrial Park West, Unit One, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on August 24, 1981, in Book C18, Page 168.

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto the Grantee, its successors and assigns, forever, except that any portion of the easement granted herein shall revert to the Grantor, its successors or assigns, as and to the extent said portion is declared unnecessary for drainage.

THERE IS RESERVED to the Grantor, its successors and assigns, the right to use said lands for open space, landscaping and other purposes which will not interfere with the rights and easements hereby granted.

It is expressly understood that this easement is granted for the purpose of construction of the drainage structure as shown on two sheets of plans job number 880031 by Jeff Mortenson and Associates dated on August 30, 1988. This construction is to be at no cost to GRANTOR. It shall be the obligation of grantee to maintain said easement.

WITNESS its hand and seal this 12th day of October, 1988.

Richard W. Hobson by
Robert O. Moore, Attorney in fact

ACKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
) SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 12th day of October, 1988 by Richard W. Hobson by Robert O. Moore his attorney in fact

My commission expires:
1-3-92
(SEAL)

Cathleen M. Olson
Notary Public

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

88 OCT 13 PM 4:03

BK 624A PG 396
GLADYS M. DAVIS
CO. CLERK & RECORDER
DEPUTY

8892716

RECEIVED
OCT 13 1988
HYDROLOGY SECTION

396

GRANT OF PRIVATE EASEMENT
FOR
STORM DRAINAGE WORKS

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Richard W. Hobson by
Robert O. Moore, Attorney in fact

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STATE OF NEW MEXICO)
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Cathleen M. Olson
Notary Public

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

88 OCT 13 PM 4:03

MS624A PG 396
GLADYS M. DAVIS
CO. CLERK & RECORDER
DEPUTY

Zone Map No. (M-15-Z)

Environmental Health Department, Air Pollution Control Division
P. O. Box 1293, Albuquerque, New Mexico 87103 - 766-7432

TOP SOIL DISTURBANCE APPLICATION/PERMIT

PLEASE SEE OTHER SIDE FOR ADDITIONAL INFORMATION

✓ A. Owner: 1. Name JOHN & E.J. LORENTZEN
2. Address 7909 YALE BLVD., SE.
3. Phone: Daytime 843-7633 After Hours 242-3869

B. General Contractor: 1. Name JOHN LORENTZEN.
2. Address 7909 YALE BLVD.
3. Phone: Daytime 843-7633 After Hours SAME

C. Site Location/Address: 7909 YALE BLVD., S.E
(Attach Map)

D. Dimensions or area of work site APPROX 1-ACRE ft²
(.75 acre = 32,670 sq. ft)

E. Check the nature of the work to be performed below and give date and estimated duration in weeks.

	Dates	Duration	Subcontractor(s)
/✓/ Earthmoving	NOV 1	UNIV.	CONSTR
/ / Structural			
/ / Landscaping			
/✓/ Paving	NOV.	UNIV.	CONTR
/ / Utility Trenching			
/ / Other CONSTRUCTION OF CATCH BASIN			

F. Time period of development: Date of initial site work - PRESENTLY WORKING

Date of completion of development or build out - 30-DAYS

G. Dust Control Plan: On a separate sheet describe in detail your plan for controlling any dust that may be generated by any activity of development in accordance with AQCB Reg. 8.01 and 8.03 (See back of this form for directions).

H. Signature of person responsible for compliance with AQCB Reg. 8 during the actual time period of the initial site work. UNIVERSAL CONSTR.

UNIV → Signature: [signature] Title: Vice Pres Date: 11-18-88

Signature of person responsible for compliance with AQCB Reg. 8 during overall time period of development as stated above in Section F. VICE PRES. PARRAT SUTTLE

Owner → Signature: [signature] Title: OWNER Date: 11-14-88

NOTE: Ultimate responsibility for compliance with AQCB Reg. 8 rests with the owner of record

PERMISSION IS GRANTED for TOPSOIL DISTURBANCE:

Signature: [signature] Title: OWNER Date: 11-14-88

White - Air Pollution Yellow - Owner Pink - Contractor

I certify this to be a true and exact copy made by me this day Nov. 29, 1988. Robert A. Harley

APPLICANT MUST PROVIDE THE FOLLOWING INFORMATION

A. Owner - Owner's name in this space.

B. General Contractor - General Contractor's name in this space

C. Address/Location - State the location of the work site.

D. Dimensions of work site will include total area impacted or disturbed. Provide linear measure if trenching only.

E. Duration of each phase of project must be given.

F. Please provide dates as specified.

G. Applicants are advised that the person who is in control of the site or job at any given time is responsible for dust control. This may be various contractors or the earthwork/paving contractor, general contractor and the owner. Each is responsible for the application of controls during work done by any subcontractor; either directly or by arrangement with that subcontractor. The owner or general contractor is advised that he is responsible for dust control until the development is complete or the property is sold.

Item "G" must include the name, address and phone number of the general contractors and the name and both work and off-work hour and weekend emergency phone numbers of the project manager or superintendent.

DUST CONTROL PLAN

Specific dust control measures to be applied must be listed and must include provisions for dust control from all potential sources including:

- actual excavation site or area being graded
- fill area or site where excavated material is stockpiled
- source of fill material
- haul road(s) between the two
- site access roads
- interior roadways or travelways
- worker vehicle and equipment parking areas
- material fabrication and/or storage yards
- any areas of re-disturbance (trenches, paving, etc.) on the site
- roadways between site and water source
- any material spilled or carried or eroded onto adjacent property, pavement, landscaping, or drainage facilities
- any areas disturbed or graded and left in an undeveloped condition
- covering of trucks hauling materials entering or leaving the work site

Applicants are advised that controls as necessary to control dust are required for each particular site.

Pursuant to AQCB Regulation No. 8, the Air Pollution Division staff may cancel a permit if the proposed dust control plan is considered inadequate or incomplete.

SW/yg 04/17/86
cc: File
1095A

RECEIVED
AUG 17 1988
HYDROLOGY SECTION

THE TECHNOLOGY CENTER

P.O. Box 9154, Albuquerque, New Mexico 87119
(505) 247-8804

August 15, 1988

Mr. Fred Heurrieg
City of Albuquerque
Hydrology Department
P.O. Box 1293
Albuquerque, NM 87103.

Dear Mr. Heurrieg:

Enclosed please find a copy of a letter we sent to Mr. Martin Chavez of the Parking Company of America. The letter states our concern for the retaining berm for the parking lot above our building.

Very truly yours,

W. W. Short

W.W. Short
Partner, W&H Investors

Carlos, FYI and files
9/20/88

WWS/mh

City of Albuquerque
P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 12,1997

Mr. Wesley Golden
Airport Fast Park
2801 Yale Blvd. SE
Albuquerque, New Mexico 87106

RE: AIRPORT FAST PARK OUTFALL (M15-D0)

Dear Mr. Wesley:

I have contacted the management of the Airport Fast Park on numerous occasions during the past 2 ½ years, to advise you of the concerns and problems that are being experienced downstream from your site at 1720 Randolph SE.

I have contacted Mr. Jeff Mortensen of Jeff Mortensen and Associates the design Engineer for the Airport Fast Park site. Mr. Mortensen has advised me and provided me with a copy of a letter that he sent you on October 6,1997. The letter identifies what alteration will be needed to correct the problem downstream.

I have had numerous conversations with Ms. Linda McCormick of Mission Research Corp (since 1995) pertaining to the amount of sediment that is being deposited within her site during rain storms. Ms. McCormick has advised me that she has been in contact with your firm since 1993.

I feel that Ms. McCormick and the City of Albuquerque have been very patient in trying to correct the problem to no avail.

In order to provide fair enforcement of City policy, it is imperative that you contact our office within 30 days from the above date. If no response is received by the designated time period, this issue will be turned over to the City Legal Department for prosecution.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
File
Linda McCormick

Sincerely
Bernie J. Montoya
Bernie J. Montoya CE

CITY OF
Albuquerque

October 5,1998

Jeff Mortensen
Jeff Mortensen & Associates
6010-B Midway Park Blvd. NE
Albuquerque, new Mexico 87109

RE: ENGINEER CERTIFICATION FOR AIRPORT FAST PARK DOWNSTREAM DRAINAGE CHANNEL (M15-D6) CERTIFICATION STATEMENT DATED 8/17/98

Dear Mr. Mortensen:

Based on the information provided on your August 18,1998 submittal, Engineer Certification for the above referenced site is acceptable.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
File

Sincerely

Bernie J. Montoya

Bernie J. Montoya CE
Associate Engineer

DRAINAGE INFORMATION SHEET

980671

PROJECT TITLE: AIRPORT FAST PARK ZONE ATLAS/DRNG. FILE #: M15/D6

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TR 1, PARKING CO. OF AMERICA

CITY ADDRESS: 2801 YALE SE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC CONTACT: JEFF MORTENSEN

ADDRESS: 6010 B MIDWAY PARK BLVD NE PHONE: 345-4250

OWNER: AIRPORT FAST PARK CONTACT: BRADY LINDEN

ADDRESS: 2801 YALE SE PHONE: 242-5181

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: MEGASTRUCTURES CONTACT: PAUL SKRAK

ADDRESS: ~~2221~~ 1 RIO GRANDE NW 87104 PHONE: 345 9586

TYPE OF SUBMITTAL:

____ DRAINAGE REPORT

____ DRAINAGE PLAN

____ CONCEPTUAL GRADING & DRAINAGE PLAN

____ GRADING PLAN

____ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

____ OTHER

PRE-DESIGN MEETING:

____ YES

____ NO

____ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

____ SKETCH PLAT APPROVAL

____ 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 APPROVAL

____ GRADING PERMIT APPROVAL

____ PAVING PERMIT APPROVAL

____ S.A.D. DRAINAGE REPORT

X DRAINAGE REQUIREMENTS

____ OTHER _____ (SPECIFY)

DATE SUBMITTED: 08-18-98

BY: JEFFREY G. MORTENSEN

RECEIVED
AUG 18 1998
HYDROLOGY SECTION

Jeff Mortensen & Associates, Inc.
Engineers & Surveyors

Jeffrey G. Mortensen, P.E.
Juan M. Cala
Charles G. Cala, Jr., P.S.

AIRPORT FAST PARK DOWNSTREAM DRAINAGE CHANNEL
(M15/D6)
ENGINEER'S CERTIFICATION

Based upon my visual observation of August 14, 1998, I, Jeffrey G. Mortensen, NMPE 8547, do hereby certify that the modifications to the downstream private drainage channel have been completed in substantial compliance with drawings prepared October 18, 1996. The modifications consist of adapting a "flume" into the bottom of the existing rectangular channel at the outlet of the existing 24" RCP storm drain. The as-constructed modifications exceed the length and height as presented on the 1996 drawings. The as-built information which appears on the following pages has been obtained by me or under my direct supervision and is true and correct to the best of my knowledge and belief.

JEFFREY G. MORTENSEN
NEW MEXICO
8547
REGISTERED PROFESSIONAL ENGINEER

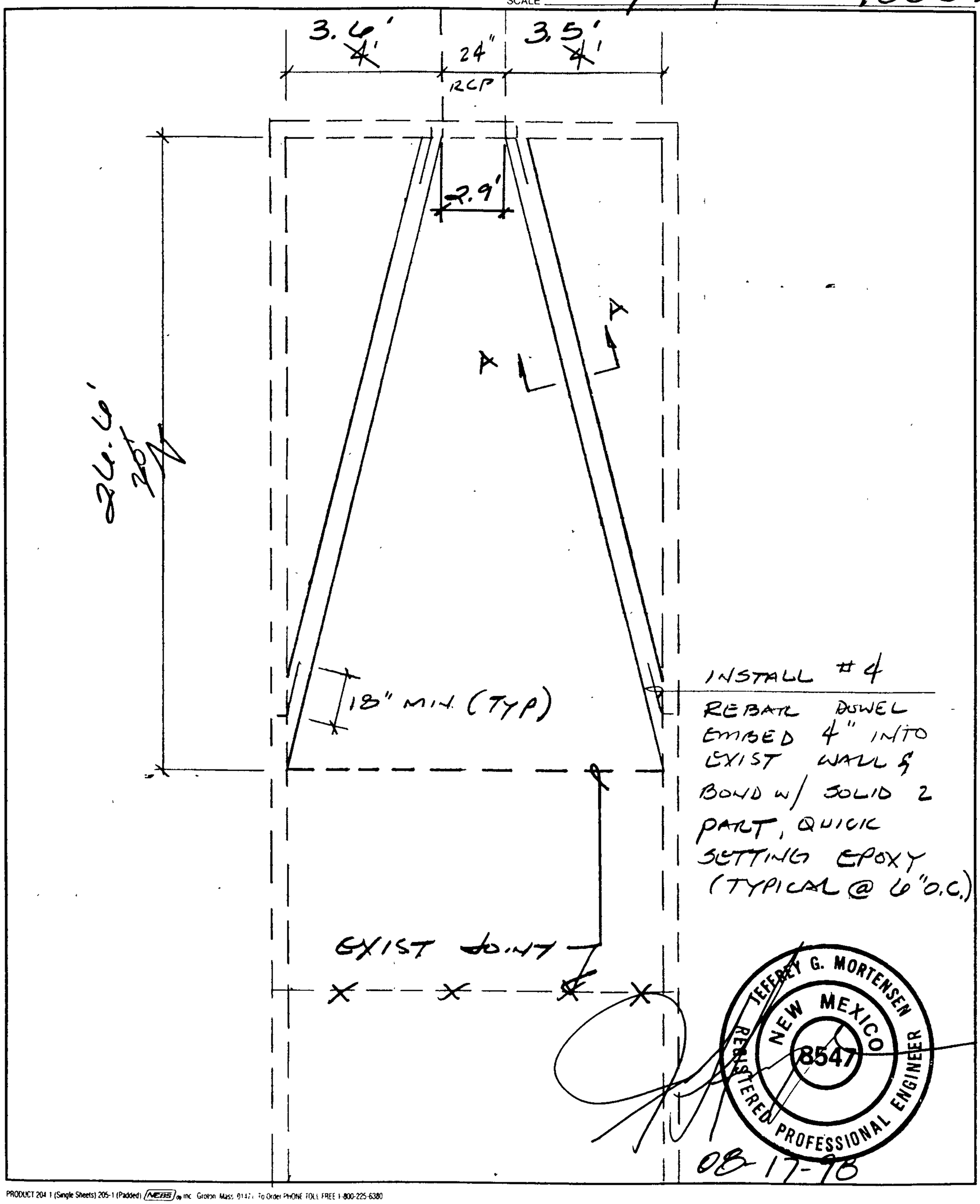
Jeffrey G. Mortensen, NMPE 8547 — 08-17-98 Date

RECEIVED
AUG 18 1998
HYDROLOGY SECTION

505-345-4250 • Fax: 505-345-4254 • E-mail: jmainc@swcp.com
6010-B Midway Park Blvd. NE • Albuquerque, New Mexico 87109

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B Midway Park Blvd. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 345-4250 FAX (505) 345-4254

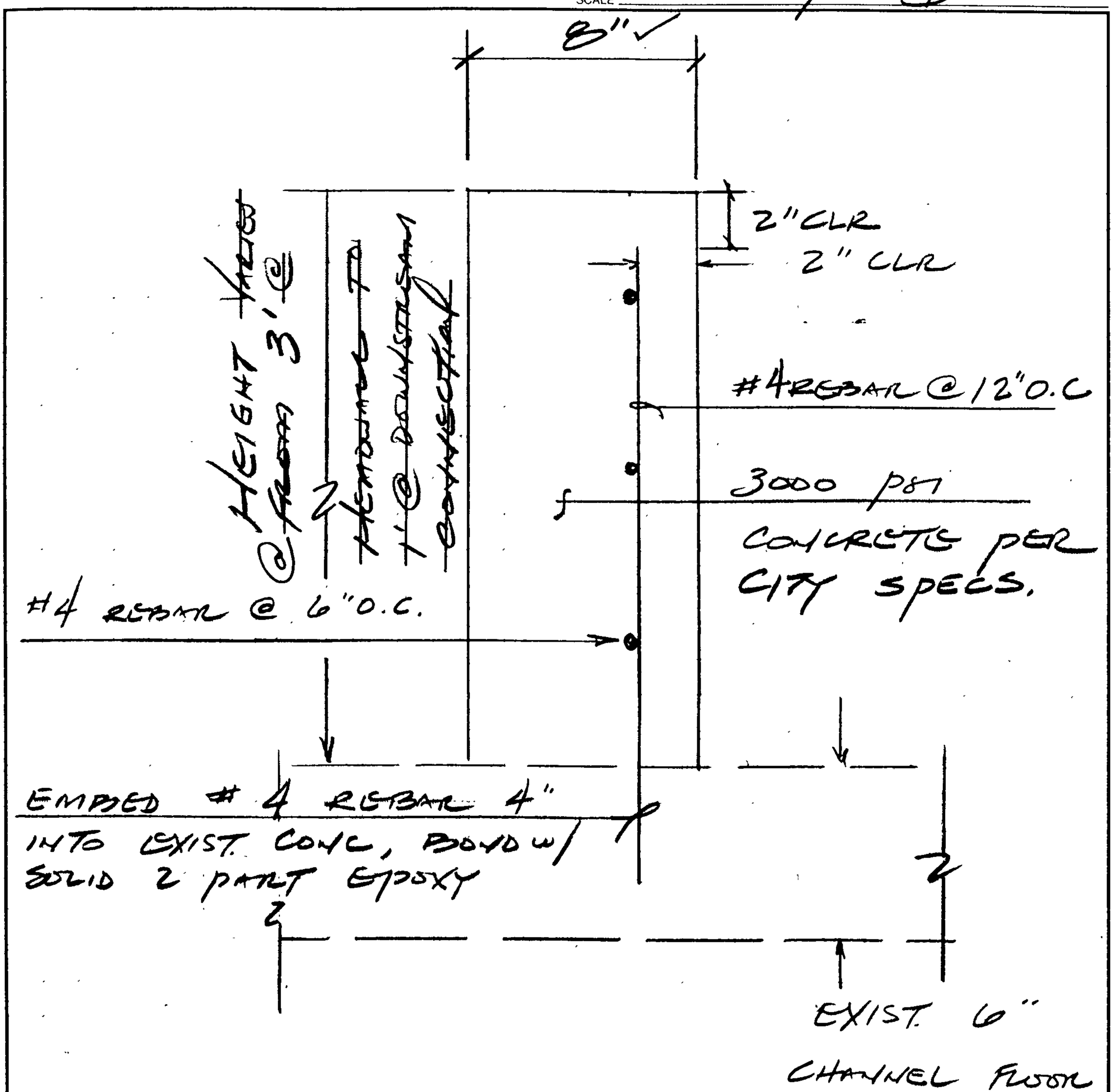
JOB AIRPORT FAST PARK
SHEET NO 1 OF 3
CALCULATED BY JGM DATE 10/13/96
CHECKED BY JGM DATE 08/14/98
SCALE 1" = 4' 980671



PRODUCT 204-1 (Single Sheets) 205-1 (Padded) NEBS inc Groton Mass 01471 To Order PHONE TOLL FREE 1-800-225-6380

JEFF MORTENSEN & ASSOCIATES, INC.
6010-B Midway Park Blvd. NE
ALBUQUERQUE, NEW MEXICO 87109
(505) 345-4250 FAX (505) 345-4254

JOB AIRPORT FAST PARK
SHEET NO 2 OF 3
CALCULATED BY JGM DATE 10/18/96
CHECKED BY JGM DATE 08/14/98
SCALE 1" = 6"

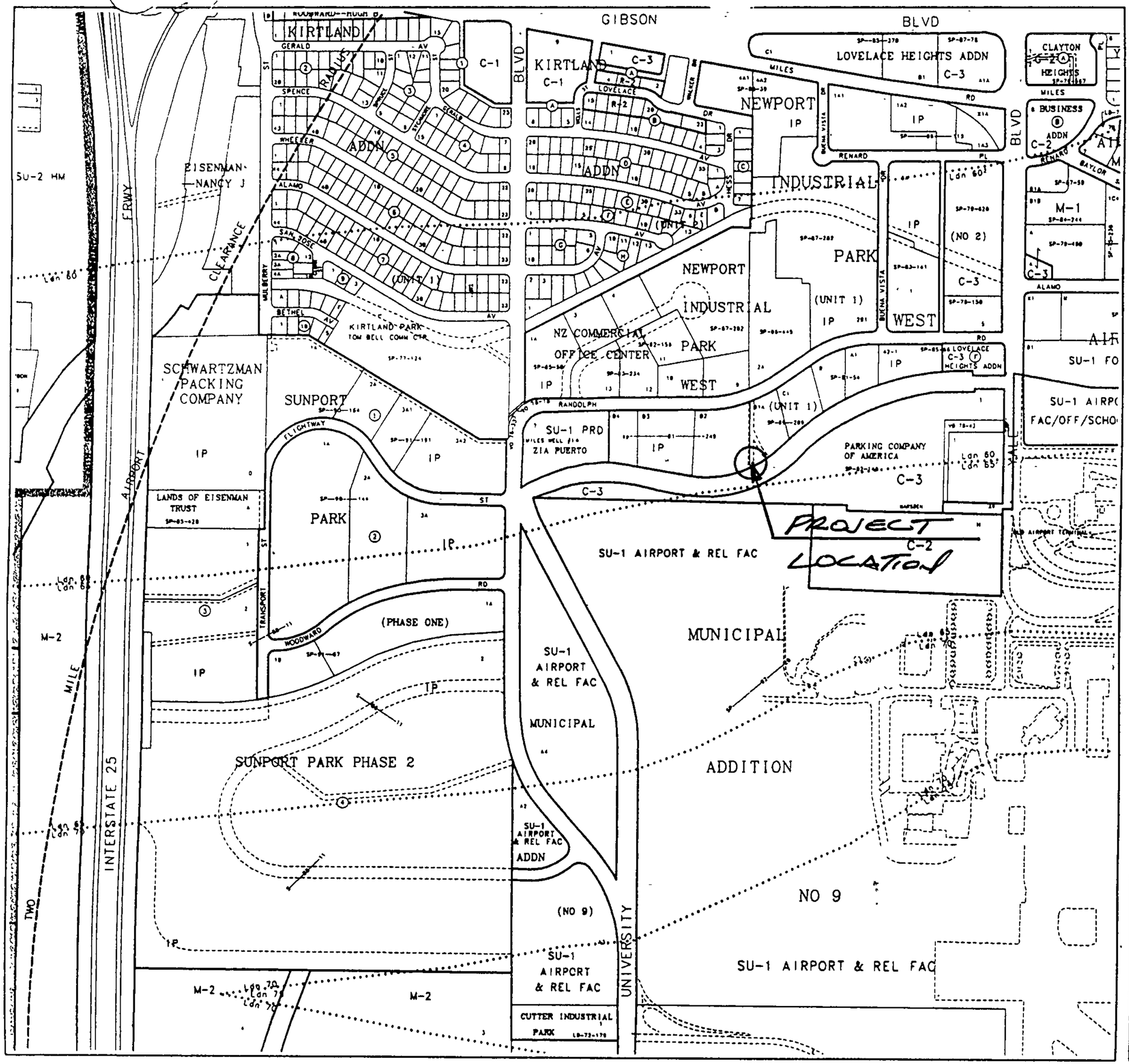


SECTION A-A

JEFFREY G. MORTENSEN
NEW MEXICO
8547
REGISTERED PROFESSIONAL ENGINEER

8-17-98

PRODUCT 204-1 (Single Sheets) 205-1 (Padded) NEBS Inc. Groton Mass 01471 To Order PHONE TOLL FREE 1-800-225-6380



GRAPHIC SCALE IN FEET

250 0 500 1000

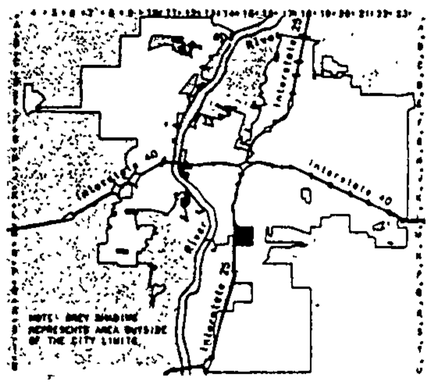
CITY OF
Albuquerque

Albuquerque Geographic Information System

PLANNING DEPARTMENT

©Copyright 1995

Map Amended through September 01, 1995



LEGAL DESCRIPTION

T10N

R3E

SEC 33

UNIFORM PROPERTY CODE

1-016-065

M-15-Z

SHT 3 OF 3

Complaint File

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

RAY R. BACA
DEPUTY CAO
PUBLIC SAFETY

July 20, 1989

John A. Semerjibashian
Airport Fast Park
2801 Yale Boulevard, SE
Albuquerque, New Mexico 87106

RE: DRAINAGE COMPLAINT
2801 YALE BOULEVARD, SE

Dear Mr. Semerjibashian:

On July 14, 1989, a complaint was filed with our office. The nature of the complaint pertains to cross-lot-line drainage from Park & Shuttle draining onto Airport Fastpark.

In reviewing our files, Airport Fastpark drainage plan was designed to accept the off-site flows from the Park & Shuttle lot. The inlet within the Airport Fastpark lot was also designed to accommodate the internal developed runoff along with the offsite flows.

If the explanation is still unclear, we suggest that you contact the engineer who designed the Airport Fastpark drainage plan.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Alan D. Martinez

Alan D. Martinez
Drainage Inspector

ADM/bsj
(WP+75)

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

KEN SCHULTZ
MAYOR

CLARENCE V. LITHGOW
CHIEF
ADMINISTRATIVE OFFICER

DAN WEAKS
DEPUTY CAO
PUBLIC SERVICES

FRED E. MONDRAGON
DEPUTY CAO
DEVELOPMENT & ENTERPRISE SERVICES

May 19, 1989

Jeff Mortensen, P.E.
Jeff Mortensen & Associates, Inc.
811 Dallas, NE
Albuquerque, New Mexico 87110

RE: DRAINAGE PLAN FOR FASTPARK LOT EXPANSION
(M-15/D6) RECEIVED MAY 4, 1989

Dear Mr. Mortensen:

The referenced plan dated May 8, 1989 is approved for grading and paving. Certification by a New Mexico registered engineer is required upon completion of your project in accordance with the revised drainage plan and the DPM.

The Site Development Plan approved by EPC will be signed by the City Engineer and AMAFCA upon approval of the engineer's certification.

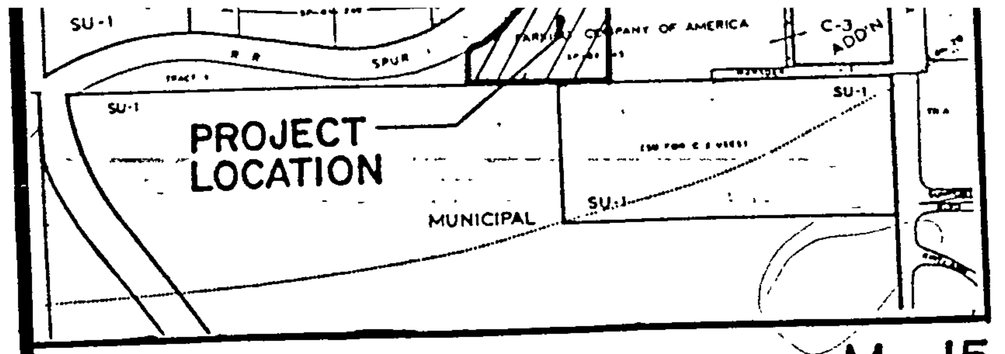
Should you have any questions, please call me at 768-2650.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

xc: Larry Caudill

CAM/bsj
(WP+786)



VICINITY MAP

SCALE: 1" = 800'

M-15

NAIL AND SHINER IN TACK BOND. NEAR SOUTH MEDIAN NOSE AT ENTRANCE TO AMFAC HOTEL.
ELEVATION: 5272.93 ft. (M.S.L.D.)

LEGAL DESCRIPTION

TRACT 1, PARKING COMPANY OF AMERICA

TRACT D-1
NEWPORT INDUSTRIAL
PARK WEST
UNIT 1

LOT D-2
NEWPORT INDUSTRIAL
PARK WEST UNIT
(MISSION RESEARH)

RAILROAD SPUR R.O.W.
(CITY OF ALBUQUERQUE)

Δ = 42° 31' 00"

R = 907.95'

PROPOSED 20' PRIVATE DRAINAGE EASEMENT

TC 79.23

CONSTRUCT 10' WIDE CONCRETE RUNDOWN, SEE SHEET 2

EXIST P.P.

EXIST 24" CONC. CYL. WATERLINE FIELD VERIFY LOCATION DO NOT DISTURB (APPROX. LOCATION)

BASIN OS-1

EXIST. 20' PRIVATE DRAINAGE EASEMENT

100' R.O.W.

N 47° 07' 00" E

INV = EL. 81.50

INSTALL 100 L.F. 24" R.C.P. PIPE @ S = 0.128

POSSIBILITY OF EXIST. DEBRIS WITHIN TRENCH AREA

INSTALL 110 L.F. 24" RCP PIPE @ S = 0.177

INSTALL 30 L.F. 24" RCP PIPE @ S = 0.213

CONST. 4' DIA. TYPE 'E' MANHOLE, RIM = 90.0±, INV. (OUT) 83.40, INV. (IN) = 83.50, ELEV. TO TOP OF EXIST. 24" WATERLINE @ 91.0 ± (FIELD VERIFY)

CONST. 4' DIA TYPE 'E' MANHOLE, RIM = 15.0±, INV. (OUT) 03.0, INV. (IN) = 03.10

CONST. 2-DOUBLE 'D' INLETS, GRATE ELEV. = 13.5, INV. ELEV. = 09.5

RECORDS AS NECESSARY TO PROVIDE POSITIVE DRAINAGE

BASIN A-2

CONSTRUCT 10 LF OF CURB

CONST. 8" CONC. CURB & GUTTER ON WEST END & 1 - 25' OF NORTH SIDE

EDGE OF PROPOSED

PROPOSED ASPHALT PAVING

LIMITS OF ASPHALT REMOVAL - SAWCUT & APPLY TACK COAT PRIOR TO LAYDOWN OF NEW ASPHALT PAVING

EXIST. ASPHALT PAVING TO BE REMOVED & DISPOSED, & REPLACED W/NEW ASPHALT

EXIST. FENCE TO BE REMOVED & RELOCATED

L.P.

TOWER

880036

DRAINAGE INFORMATION SHEET

PROJECT TITLE: AIRPORT FAST PARK ZONE ATLAS/DRNG. FILE #: M15/D6

LEGAL DESCRIPTION: TRACT 1, PARKING CO. OF AMERICA

CITY ADDRESS: 2801 YALE BLVD SE

ENGINEERING FIRM: JEFF MORTENSEN & ASSOC. CONTACT: JEFF MORTENSEN

ADDRESS: 811 DALLAS NE 87110 PHONE: 265-5611

OWNER: AIRPORT FAST PARK CONTACT: MARTIN CHAVEZ OR JOHN HALL

ADDRESS: 2801 YALE BLVD SE PHONE: 242-5181

ARCHITECT: DENNIS WILKINSON CONTACT: DENNIS WILKINSON

ADDRESS: PHONE: 897-7430

SURVEYOR: JMA CONTACT: ENGINEER

ADDRESS: PHONE:

CONTRACTOR: UNIVERSAL CONSTRUCTOR CONTACT: PAUL FISHER

ADDRESS: PHONE: 884-0400

RECEIVED
JUN 14 1989
HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. _____

EPC NO. Z-85-124-1

PROJ. NO. _____

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

___ DRAINAGE PLAN

___ CONCEPTUAL GRADING & DRAINAGE PLAN

___ GRADING PLAN

___ EROSION CONTROL PLAN

X ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

___ SKETCH PLAT APPROVAL

___ PRELIMINARY PLAT APPROVAL

X SITE DEVELOPMENT PLAN APPROVAL

___ FINAL PLAT APPROVAL

___ BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

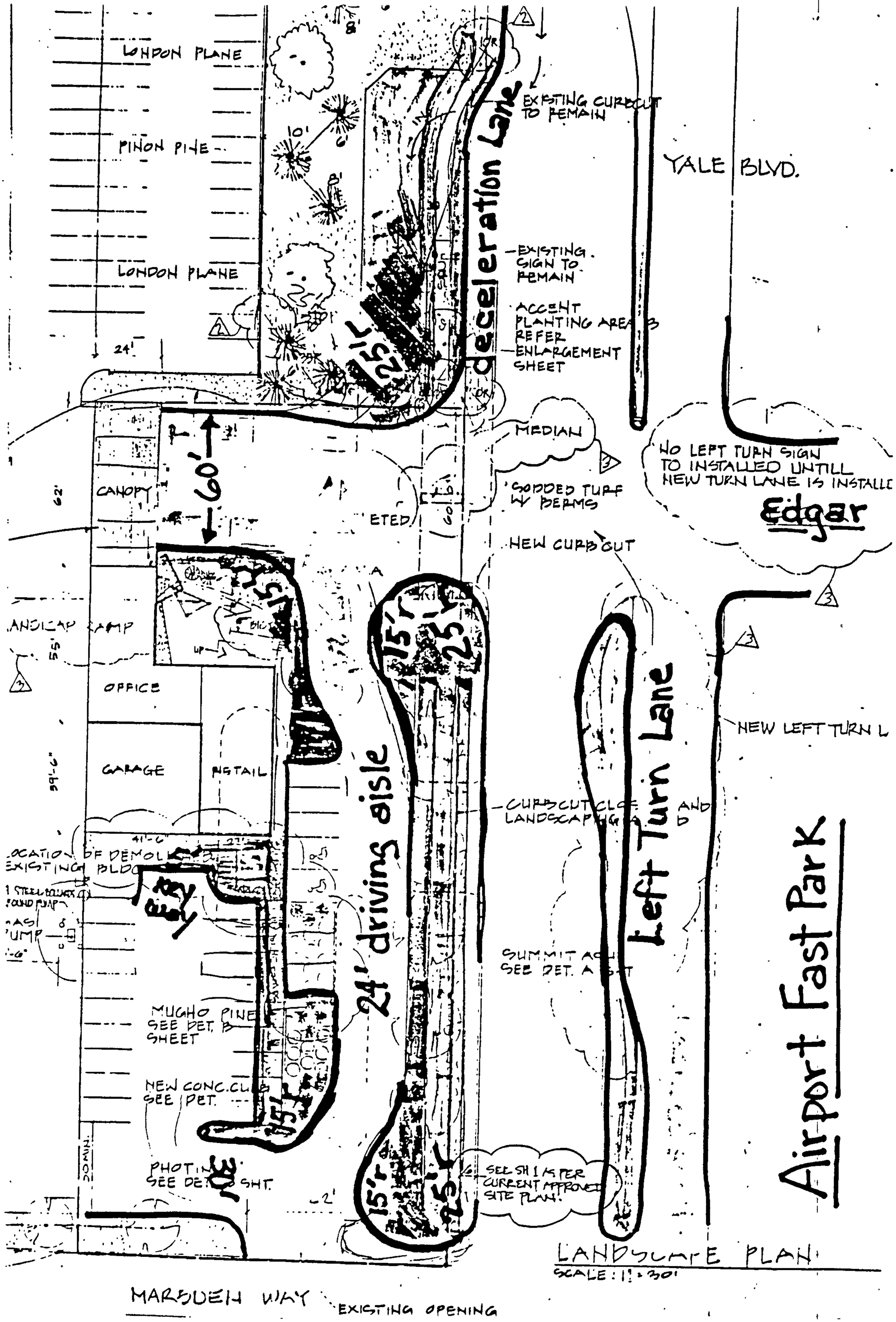
___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: 06-14-89

BY: JEFF MORTENSEN


LONDON PLANE
PINON PINE
LONDON PLANE
EXISTING CURBCUT TO REMAIN
YALE BLVD.
Deceleration Lane
EXISTING SIGN TO REMAIN
ACCENT PLANTING AREA REFER ENLARGEMENT SHEET
MEDIAN
SODDED TURF W/ BERMS
NO LEFT TURN SIGN TO INSTALLED UNTILL NEW TURN LANE IS INSTALLE
Edgar
NEW CURB CUT
CANOPY
60'
OFFICE
GARAGE
RETAIL
NEW LEFT TURN L
24' driving aisle
Left Turn Lane
CURBCUT CLOSED AND LANDSCAPING
Airport East Park
SUMMIT AC
SEE DET. A
MUGHO PINE SEE DET. B SHEET
NEW CONC. CU
SEE DET.
PHOTIN SEE DET. SHT.
SEE SH 1 AS PER CURRENT APPROVED SITE PLAN.
LANDSCAPE PLAN
SCALE: 1" = 30'
MARBUEH WAY
EXISTING OPENING

PARKING

Parking
Company
of
America

August 30, 1990

Ms. Barbara Seward
ETC Chairperson
One Civic Plaza
Albuquerque, NM 87103

Dear Ms. Seward:

Airport Fast Park, located at 2801 Yale Boulevard, proposes to demolish its existing manager's office and ticket canopy and replace it with a new facility. Previously, our intentions were to remodel the existing facility and build a garage at the rear of the site. Since that time, two airport signs spanning Yale Blvd. have been built at our frontage and the exposure of our existing facility has been reduced. Consequently, we re-thought our plans and decided to relocate the facility to the approximate center of our frontage.

The new facility will include staff offices, a lunch room, storage, a garage for two shuttle buses, and restroom facilities (with accommodations for the handicapped) for staff and clients. In addition, the new facility will have a small retail component of 1,200 sq. ft. to be subdivided, as needed, into no more than four storefronts. We plan to encourage retail operations into the facility that service airport users, such as Federal Express, which has a booth on the property and may take one of these spaces.

In planning the new facility, we have specifically addressed problems concerning site location, circulation, signage, and appearance.

The new location of the facility will improve the user's visibility of the facility rom Yale Boulevard and generally enhance the streetscape by

Suite 200E
250 W. Court Street
Cincinnati, OH
45202

513.241.0415
Fax. 513.241.0497

Parking Company of America

eliminating the crowded appearance which now exists between our facility and our competitor's to the south. This siting also places the building directly across from the break in the median. At present, clients parking at our facility lack direct access to the north bound lane of Yale. Instead, after departing our paybooths, clients are routed south on Yale to Marsden Avenue where they must make a "U" turn onto the northbound lane of Yale. The maneuver requires lane changes and is an inconvenient out-of-the-way maneuver that all of our clients are forced to make. We propose closing the existing curbcut used for exiting and opening a new one directly opposite the break in the median. Shuttles and other vehicles coming from the airport will continue to enter the site via the Marsden Avenue entrances. A no-left-turn sign shall be installed at the break in the median opposite the proposed curbcut to prevent left turns onto our site north of Marsden Avenue. This proposal is in keeping with the preliminary discussions held between the transportation department and our consultants.

Currently, our main free standing business sign is located at the curb. We propose to remove this sign and put a newly designed sign at a different location. The proposed design, which uses the same square footage, incorporates an architectural tower of welded steel. The design visually interlocks the tower with the office entry marque and the ticket canopy to produce an overall architectural statement that reduces the billboard effect of the sign. Businesses like ours which depend on "on-site identification" to attract customers, need sufficient height to be seen.

The signage will be horizontally arranged near the top of the tower at 26 feet. Originally, we had planned the sign at 36 feet to avoid the airport signs along Yale, but reduced the height to 26 feet to conform to the advise of the City's planning review team. The letters on the sign are individually mounted on an open screen work that allows daylight between the characters. Below this sign, we propose to install an electronic message board 12 feet in length to display the "time" and other information helpful to our clients as they enter the lot. Although the proposed signage is higher than the existing sign, the new location — back from the street — and its overall architectural character, helps to reduce the "curb-side" clutter along Yale.

The materials and colors selected for the facility incorporate stucco and architectural metal. The stucco, an adobe color of varying shades and tints, is used extensively on the Yale Boulevard side of the building. The

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metal, corrugated sheeting, has a silvery coating, and is used on the roof of the ticket canopy and one other small canopy as an accent material. Exposed structural steel and light gridwork will be painted blue. The garage side of the facility which faces west and is not visible from Yale, uses the metal sheeting as its primary siding. Overall, our intent is to provide a pleasing an accommodating design that adds to the Yale Boulevard improvements.

In conclusion, Airport Fast Park provides a service needed by travelers. This is evident by the number of repeat clients. We foresee the demand for parking, in the next three to five years, will continue to grow. We are committed to providing high quality service for decades to come. Our proposed facility is vital to this end.

Sincerely,

PARKING COMPANY OF AMERICA

Manuel Chavez
President

MC/ndk

ROBERT SALA • ARCHITECT

September 6, 1990

Mr. Robert Cole
Senior Planner
City of Albuquerque
Planning Commission
P.O. Box 1293
Albuquerque, NM 87103

Re: Airport Fast Park's Submission to Amend it's Current Approved Site Plan

Dear Mr. Cole:

Per our conversation of September 5, 1990, I am submitting, in letter form, a response to the additional items you require. Revised drawings will follow the week of September 10th to replace sheets that have been distributed to the various departments. We will facilitate the replacement of these sheets by delivering them to the various departments ourselves.

1. Width of R.O.W.s
   Yale Blvd. = 115'
   Marsden Avenue = 32'

2. Width of Pavement
   Yale Blvd. = 85'
   Marsden Avenue = 32'

3. Conceptual Drainage
   There is no change in the drainage. Impervious area in equal or less than previously.

4. Retail Parking Spaces
   The retail floor area is 1,200 sq. ft. At 200 sq. ft./space as required, the number of required spaces is six. We show 13, including two handicapped. The 13th space at the north end will be converted to landscaping leaving 12 spaces.

222 WEST 14TH STREET • CINCINNATI • OHIO • 45202 • (513) 651-9898

5. Employee Parking Spaces
The office and garage floor area is 2,864 sq. ft. At 200 sq. ft./space, the required number of spaces is 15. We show 18.

6. Commercial Parking
The balance of the parking, excluding retail and employee, is commercial parking.

7. Bicycle Rack
A bicycle rack shall be installed on the plaza just north of the retail, near the entrance to the restrooms.

8. Refuse Container
The existing refuse container is located at the end of Marsden Avenue.

9. Curve Radii
The radii of curves at new curb cuts and interior islands shall be shown on revised sheets.

10. Isle Widths
A. Between retail parking and Yale buffer is 26'.
B. Between the garage, west side, and first row of parking is 42'.

11. Landscaping
The proposed area to be amended is described by a rectangle 145' x 305' beginning at the north edge of the proposed canopy to Marsden Avenue, and at Yale west to the west wall of the proposed building. The square footage of this area is 44,225.

Our current landscaping requirement includes this area at 7% or 3,096. The current requirement for the total site (39,009) shall be reduced by 3,096 to 35,913.

The revised area (44,225) requires 15% landscaping or 6,634.

The new total is 35,913 + 6,634 or 42,547. This is a 3,538 sq. ft. net increase.

The proposed area under amendment and the landscaping plan will be revised and presented to you as stated above.

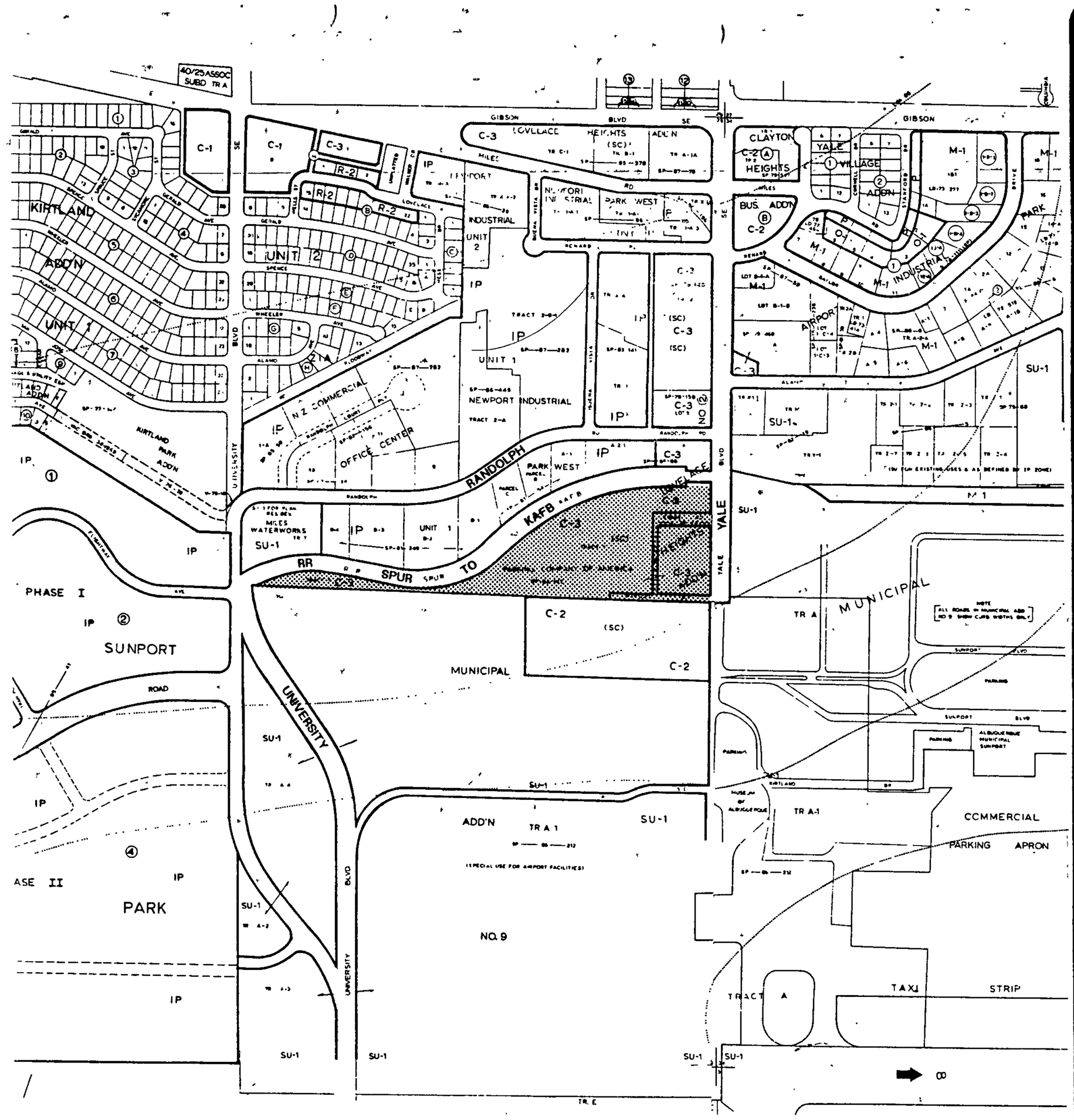
I believe these are all the changes we discussed. Thank you for your flexibility in this matter.

Sincerely,

Robert Sala

Robert Sala

RS/ndk



Z-85-124-2

Z-85-124-2

Irmgard Quillmann, agent for Airport Fast Park, requests approval of a site development plan amendment for Tract 1, Parking Company of America, zoned C-3 (SC); located west of Yale Boulevard S.E. between Raldoph and Marsden Avenues S.E. containing approximately 15.443 acres. (M-15) DEFERRED FROM NOVEMBER 15, 1990

CASE ASSIGNED TO: (name)

CARL

SKETCH REVIEWED AND APPROVED BY (case planner)

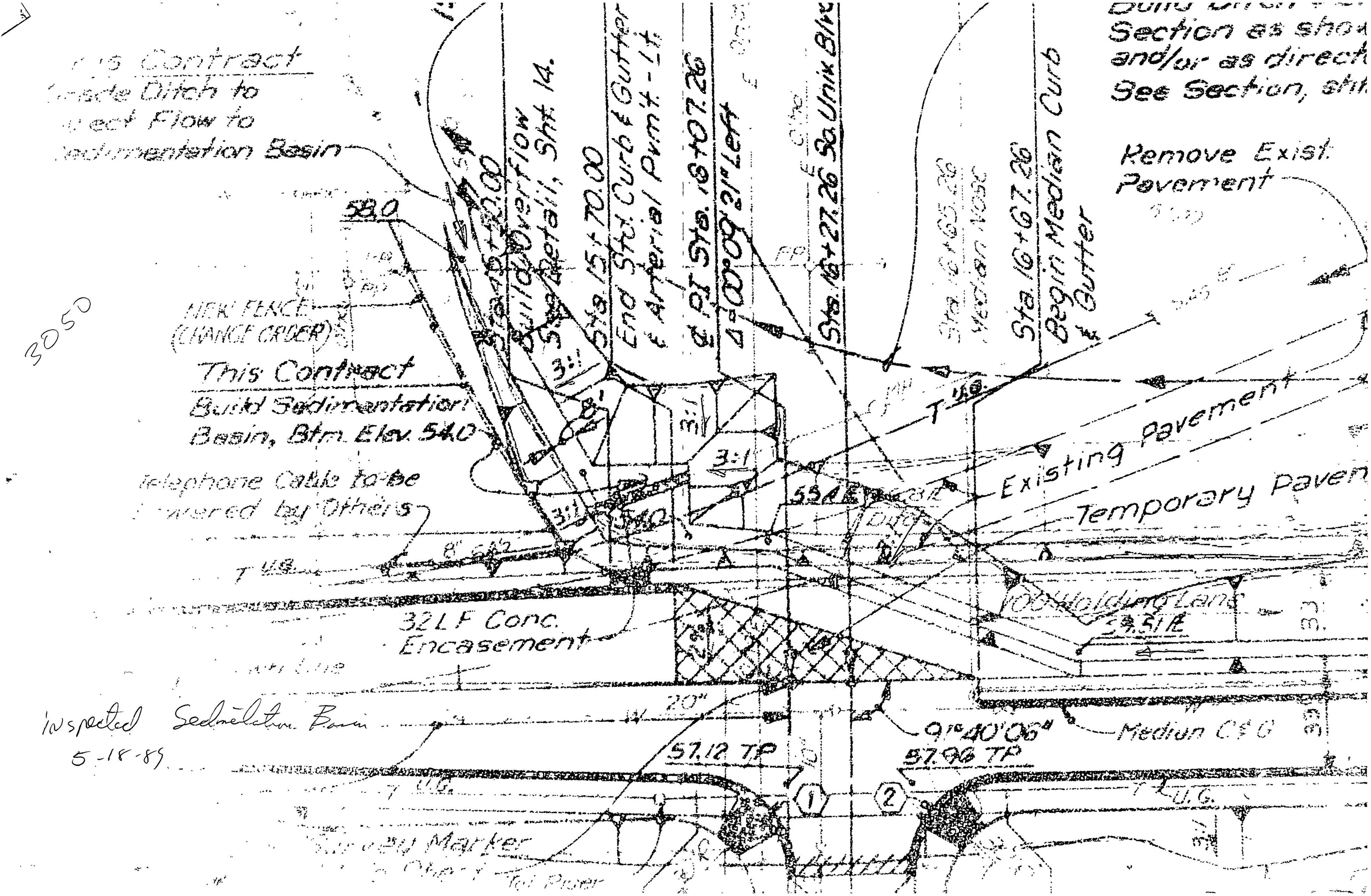
RECOMMENDED APPROVAL BY:

date

date approved

HEARING DATE	12-20-90	MAP NO.	M-15

FILE NO. **Z-85-124-2**


This Contract
Inside Ditch to
Direct Flow to
Sedimentation Basin
580
NEW FENCE
(CHANGE ORDER)
This Contract
Build Sedimentation
Basin, Btm. Elev. 540
Telephone Cable to be
Covered by Others
Build Overflow
See Detail, Sht. 14.
Sta. 15+70.00
End Std. Curb & Gutter
Sta. 15+70.00
Sta. 16+07.26
Sta. 16+27.26 Sq. Unit Blvd
Sta. 16+65.26
Median Nose
Sta. 16+67.26
Begin Median Curb
& Gutter
Build Ditch to
Section as show
and/or as direct
See Section, sht
Remove Exist.
Pavement
Existing Pavement
Temporary Paven
100' Holding Lane
32 LF Conc.
Encasement
Inspected Sedimentation Basin
5-18-89
57.12 TP
57.06 TP
Median C&G
Survey Marker
3050

7/7/88 Grading/Paving submitted

7/13/88 Notice of Order no drainage plan to review ?

8/3/88 Comments to Leonard Utter

8/15/88 The Technology Center letter to Martin Chang concerned about run off from their property (Chang)

8/15/88 letter to Fred advising him that the Technology Center has sent Mr Chang the letter mentioned above.

8/30/88 Resubmittal addressing Carlos's comments on 8/3/88

8/26/88 Complaint from Larry Cardill

8/31/88 Environmental Health red tags for failure to obtain a top soil disturbance permit

9/7/88 Encroachment agreement to cross the Railroad Spur

9/14/88 letter from Leonard Utter to R.L. Prattie Bob Gurule 24" conduit across the Railroad Spur

9/21/88 Grading & Drainage plan from Bob Gurule to Carlos

9/22/88 Comment letter to Leonard Utter

10/5/88 P.J. Ruble Real Estate Coordinator to Ted Pearson Asst. City Attorney. Aviation Department has approved the Encroachment Agreement

10/13/88 Road Property Encroachment Agreement & Covenants Rail Road Spur between the City

10/13/88 Grant of Private Easement Richard Hobson TRACT D-1 to drain water from Airport Park

10/13/88 letter to Carlos from Leonard Utter submitting the drainage easement and covenant

10/26/88 letter to Leonard Utter fill dirt into railroad Spur

11/10/88 Resubmittal of Drainage Plan

11/10/89 Drainage plan approved Prior to release of the paving permit concurrence from Aviation Dept. to grade on their property plan dated 11/10/88

12/28/88 Notice and Order paving permit not issued yet

3/22/89 letter from Universal to Jeff materials that the are under contract with Lorentzen to grade and pave adjacent to the site

3/23/89 Resubmittal

4/18/89 comments for submittal of 3/23/89

5/3/89 letter from Jeff to Carlos

5/19/89 plan dated 5/8/89 approved for grading & paving

5/4/89 Resubmittal

6/13/89 Certification plan dated 6/13/89