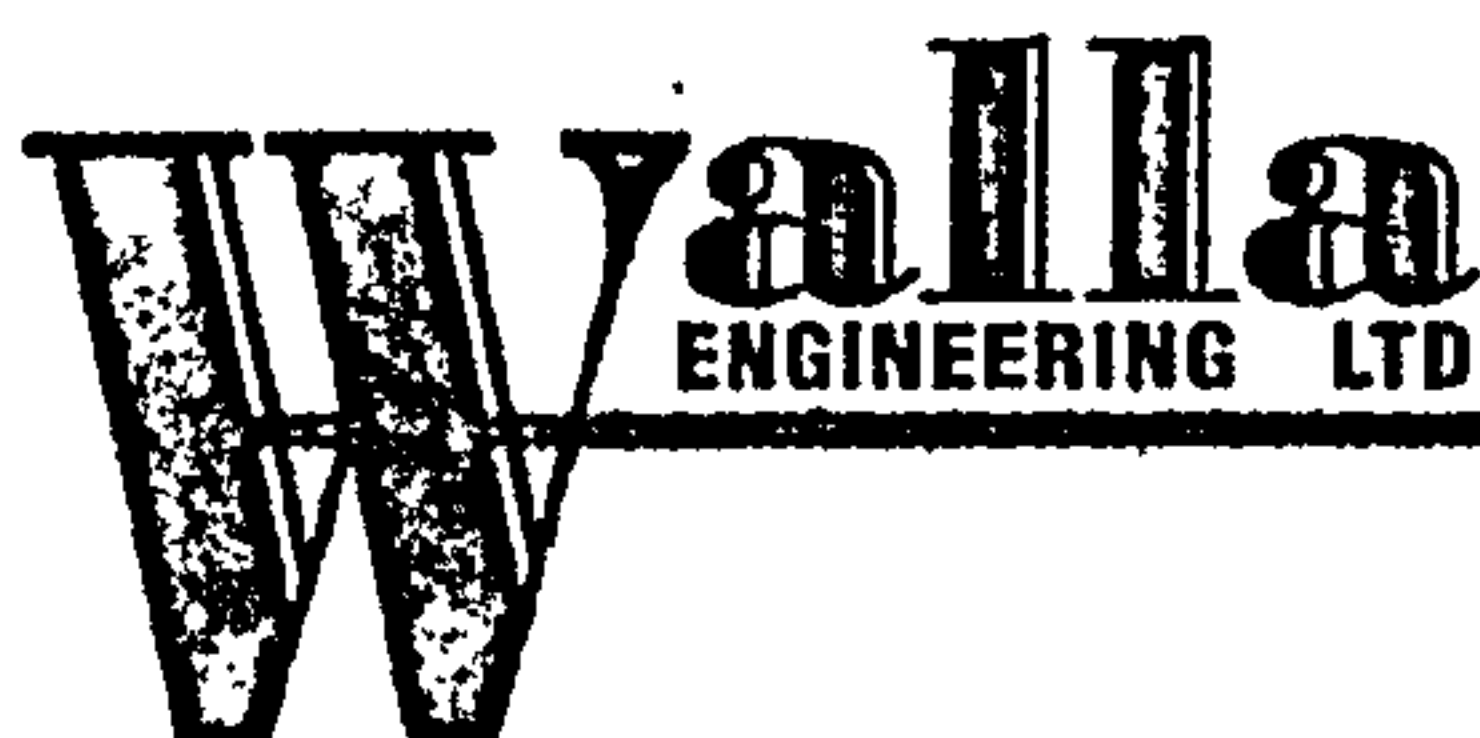


MIS D023B



Structural Engineering • Civil Engineering

August 26, 2014

Mr. Karim Kassam
Ameritus Hospitality, LLC
1501 Sunport PI SE
Albuquerque, NM 87106-1743

Re: 1441 Woodward SE – Retaining Wall Evaluation - Follow up

Mr. Kassam,

At your request I have performed a follow up site visit to verify that regrading of this unimproved site has been done to correct site deficiencies I identified in my previously prepared report for the existing Retaining Walls located on the east perimeter of your property at 1441 Woodward SE. In this report, dated July 7, 2014, a condition was identified where a portion of this existing concrete retaining wall had insufficient soil coverage over the wall footing after the site was leveled in a previous earthworking operation. You hired a contractor to rework soils on the site to correct this condition and during the site visit I performed on August 26, 2014 I can attest that the deficiency has been adequately eliminated and the wall is properly supported and embedded in the soils for the entire length of the wall. No further corrective action is required and the retaining wall is functioning properly.

If you have any questions regarding this information please do not hesitate to call me.

Respectfully,

A handwritten signature of Michael J. Walla is written over a circular professional seal. The seal contains the text 'MIKE J. WALLA', 'NEW MEXICO', '1938', and 'REGISTERED PROFESSIONAL ENGINEER'.

Michael J. Walla P.E.
President, Walla Engineering, Ltd

MJW/Hs

6501 Americas Parkway NE • Suite 301
Albuquerque • New Mexico • 87110
(505) 881-3008 • Facsimile (505) 881-4025

Mike J. Walla P.E.

Larry E. Kennedy

Harmon Rita T.

M150023B

From: Karim Kassam <karimkassam1@gmail.com>
Sent: Monday, September 08, 2014 11:23 AM
To: Harmon Rita T.
Cc: Karim Kassam
Subject: 1441 woodward

Hello Rita,

Here is the approval letter you requested from Walla Engineering. The work was completed in August and I just received this letter which I am forwarding to you for your records.

We are currently waiting for a grating and drainage plan for the site. We have asked our architect to provide a grating and drainage plan. I will submit that as well once the architect and grating engineer provide us with the plan.

Thank You for your assistance,
Karim Kassam
President
Ameritus Hospitality
505-615-8844

Brad,

Wasn't sure what you wanted to do with this one next Wednesday (10/23)

South $\frac{1}{3}$ 15 to go to Woodward
North $\frac{2}{3}$ " " " " Highway.

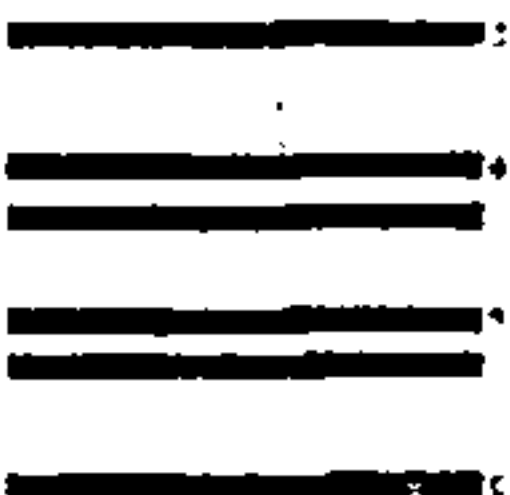
his narration has it right, however his grades have it all going to ~~Highway~~

~~At~~ to Highway and onto property.
~~For a distance~~ to the west out across it.

CC 6-20-08

UNITED STATES POSTAL SERVICE
ALBUQUERQUE
NM 87103

03 MAY 1994

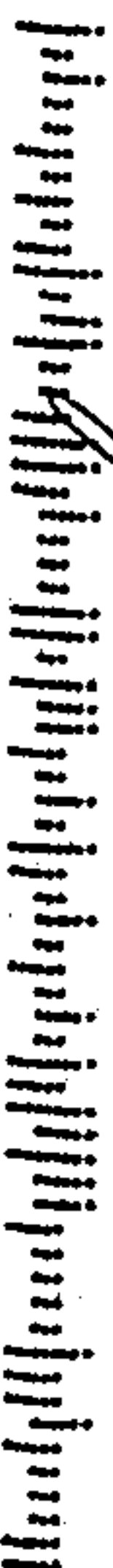


First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

• Sender: Please print your name address and ZIP+4 in this box •

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
DEVELOPMENT & BUILDING SERVICES DIVISION
DESIGN REVIEW SECTION
PO BOX 1293
ALBUQUERQUE, NM 87103

Arthur Starnelle Jr



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

☒ Agent

☐ Addressee

B. Received by (*Printed Name*)

[Signature]

C. Date of Delivery

5/13

☐ Is delivery address different from item 1? ☐ Yes ☒ No
If delivery address below:

file

415023B

NM Airport Hospitality, LLC
11750 Holly Avenue NE
Albuquerque, NM 87122-1582

☐ Registered Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*)

☐ Yes

2. Article Number

(*Transfer from service label*)

7012 3460 0001 6869 5707

U.S. Postal Service™

CERTIFIED MAIL™ RECEIPT

(Domestic Mail Only; No Insurance Coverage Provided)

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OFFICIAL USE

2025 6989 1000 1

Postage	\$	
Certified Fee		
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Restricted Delivery Fee (Endorsement Required)		

Postmark
Here



NM Airport Hospitality, LLC
11750 Holly Avenue NE
Albuquerque, NM 87122-1582

Certified Mail Provides:

- A mailing receipt
- A unique identifier for your mailpiece
- A record of delivery kept by the Postal Service for two years

Important Reminders:

- Certified Mail may **ONLY** be combined with First-Class Mail® or Priority Mail®.
- Certified Mail is *not* available for any class of international mail.
- **NO INSURANCE COVERAGE IS PROVIDED** with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a *Return Receipt* may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS® postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "*Restricted Delivery*".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

IMPORTANT: Save this receipt and present it when making an inquiry.

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 1, 2014

Richard J. Berry, Mayor

NM AIRPORT HOSPITALITY LLC
11750 Holly Ave. NE
Albuquerque, NM 87122-1582

RE: **Property located at 1441 Woodward Rd. SE**
Albuquerque, NM 87106
Retaining wall concerns
File: M15D23B

To Whom it Concerns:

PO Box 1293

It has recently been brought to the attention of the City of Albuquerque's Development Review Services that the above referenced property has been graded. There is concern that the retaining wall on the adjacent property may be compromised. Retaining walls may rely on soils beyond the footing for stability and soil bearing in their design. Without proper understanding of the structural mechanics of the wall, removal of the soil may cause soil overbearing and/or overturning failure of the wall. Furthermore, slopes typically do not exceed a 3:1 ratio without any slope treatment. A photo of the retaining wall is included in this correspondence.

Albuquerque

We do not have in our records an approved grading plan as is required pursuant to City Ordinance §14-5-2-12 (B)(2). Therefore, the soil cut shown in the photo is not approved by the City. It is incumbent upon the property owners to verify that the integrity of the wall is not compromised, or to regrade the property such that the risk of failure of the retaining wall is minimized. Grading a lot 1 acre or more requires a Grading Permit pursuant to the above mentioned ordinance.

New Mexico 87103

www.cabq.gov

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

Sincerely,



Rita Harmon, P.E.
Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: Recipient
att: site1.JPEG photo

M15D23B_letter of concern.doc

• $\frac{1}{M} \sum_{i=1}^M \mathcal{L}_i(\theta)$

M15D0237

owner: NM Airport Hospitality LLC
11750 Holly Ave NE
87122-1582

property : 1441 Woodward RD SE 87106
address

PA# 14-057 Received By CONIS G. Date 4-10-14

Applicant Name JAREZUL HUSSAIN Phone # 315-1482

APPOINTMENT DATE & TIME: APRIL 22nd 2014, 3:00 PM.

PLEASE CONTACT THE PLANNING DEPARTMENT AT 924-3860 TO SCHEDULE AN APPOINTMENT.
Appointment requests received by Friday noon will be scheduled for Tuesday of the following week, if times are available.

BRIEFLY DESCRIBE YOUR REQUEST: (What do you plan to develop on this site?)

- MIXED USE DEVELOPMENT - COMMERCIAL & TOWNHOMES/APTS
- COMMERCIAL/RETAIL 4500 SF
- 26 TOWNHOMES/APARTMENTS.

PLEASE RESPOND TO THE FOLLOWING QUESTIONS:

Size of Site: 2 AC

Existing Zoning: IP

Proposed Zoning: _____

Previous zone change or site plan approval case number(s) for this site

HA AK-02, 2-85-95-2, 1009489

Applicable Area or Sector Plans: HA

Residential: Type and No. of Units Proposed: 26 TOWNHOMES/APARTMENTS

Commercial: Estimated building square footage: 4500 SF

No. of Employees 4-6

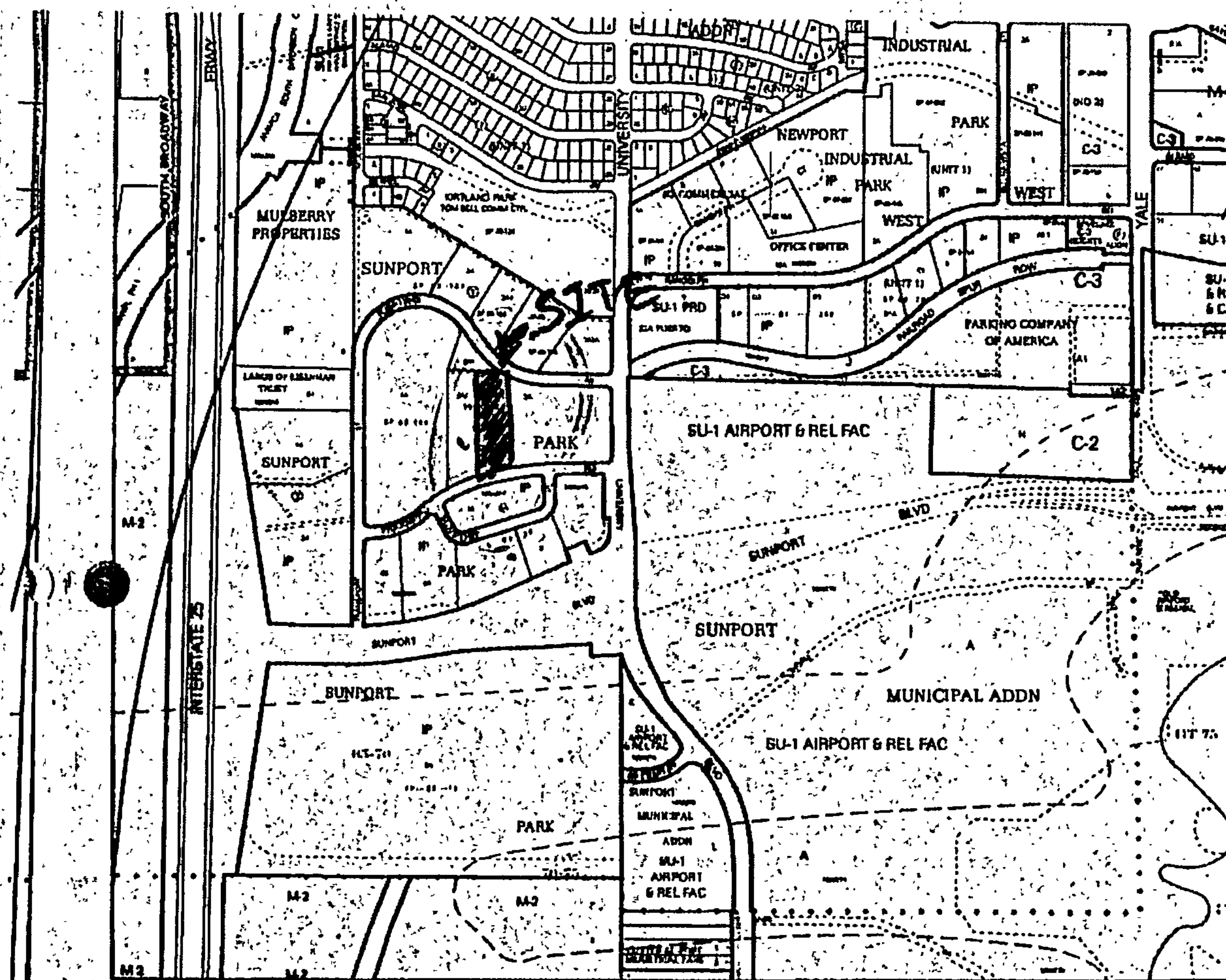
LOCATION OF REQUEST:

Physical Address: 243 WOODWARD ROAD - ZONE ATLAS M-15-2

Please provide Zone Atlas Page (Identify the subject site)

LIST ANY QUESTIONS OR CONCERNS YOU HAVE REGARDING THIS REQUEST:

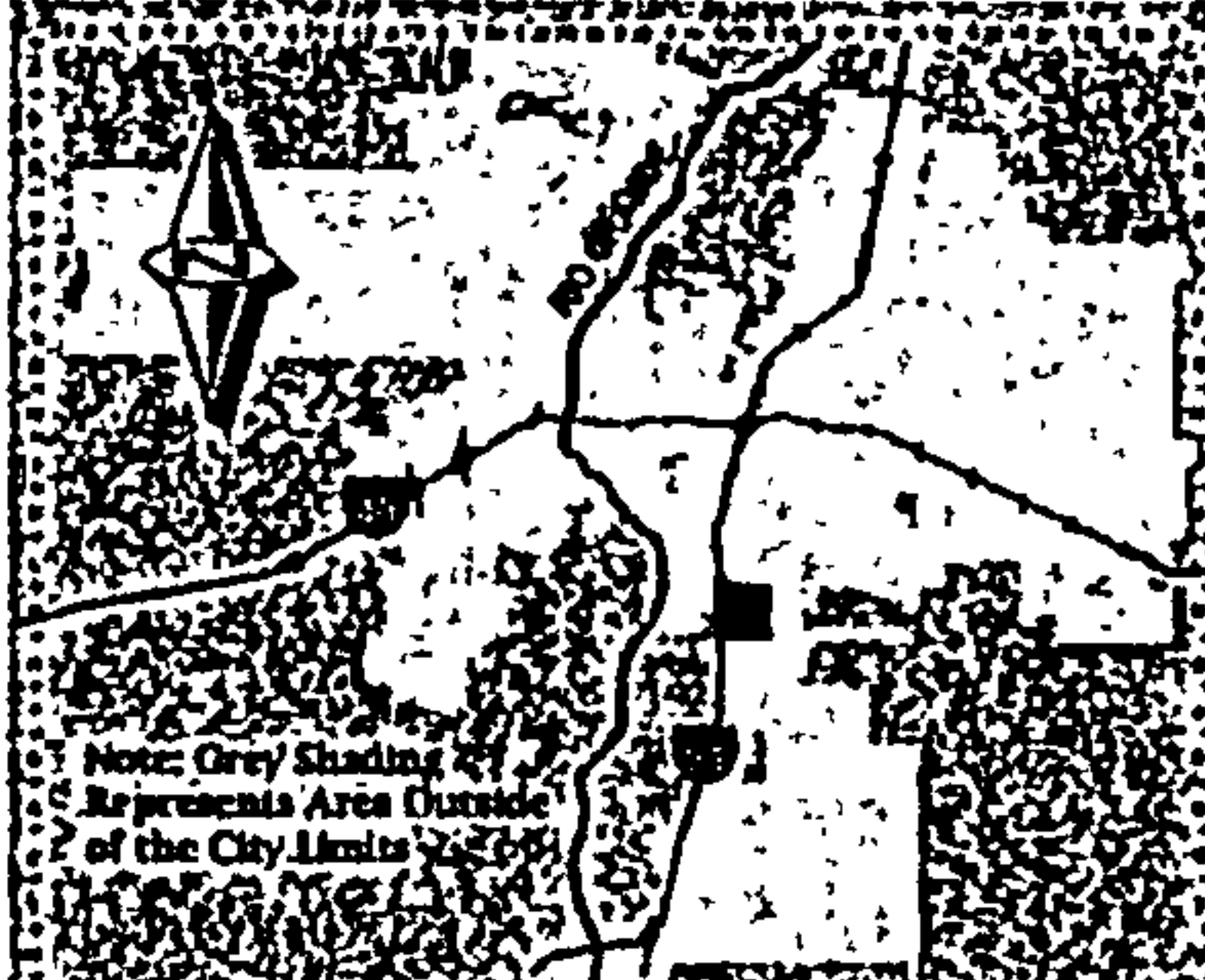
- IS MIXED USE ALLOWED IN IP ZONING? NO
- MAXIMUM HEIGHT ALLOWED FOR TOWNHOMES/APARTMENTS?
- IS DRIVE-THRU ALLOWED IN IP ZONE FOR RETAIL.
- IS A PHASE-I OR PHASE-II REQUIRED FOR THIS LOT?
- IS ON SITE ROADING REQUIRED?
- ATTACHED IS THE ZONE ATLAS PAGE & SITE LAYOUT.



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 2/4/2010



Note: Grey Shading Represents Area Outside of the City Limits

Zone Atlas Page:
M-15-Z

Selected Symbols

SECTOR PLANS	Encampment
Design Overlay Zones	8 Mile Airport Zone
City Historic Zones	Airport Noise Contours
H-1 Buffer Zone	Wall Overlay Zone
Petroglyph Mon	

0 750 1,500 Feet



FUGITIVE DUST CONTROL PERMIT



Permit Number: 6259-2 was issued on 9-23-13, by the City of Albuquerque Environmental Health Department, Air Quality Division. This permit is required pursuant to 20-11-20-14 NMAC "Fugitive Dust Control" and this sign shall be installed and maintained by the permit holder.

Contact information regarding the permit for this project is provided below.

Permit Expiration Date:

9-23-14

Project Name:

(NM Airport Hospitality)

Project Acreage:

182 acres

Name of Permit Holder:

NM Airport Hospitality

Owner/Responsible Person:

Kevin Kassam

Owner/Responsible Person Phone Number:

(505) 415-1144

Subcontractor's Name:

NM Airport Hospitality

Subcontractor's Phone Number:

(505) 256-9181

Air Quality Division Phone Number:

(505) 768-1972

Other Information:

*****Please call 311 if you would like additional information concerning this project, the fugitive dust control program, or if you want to file a complaint*****

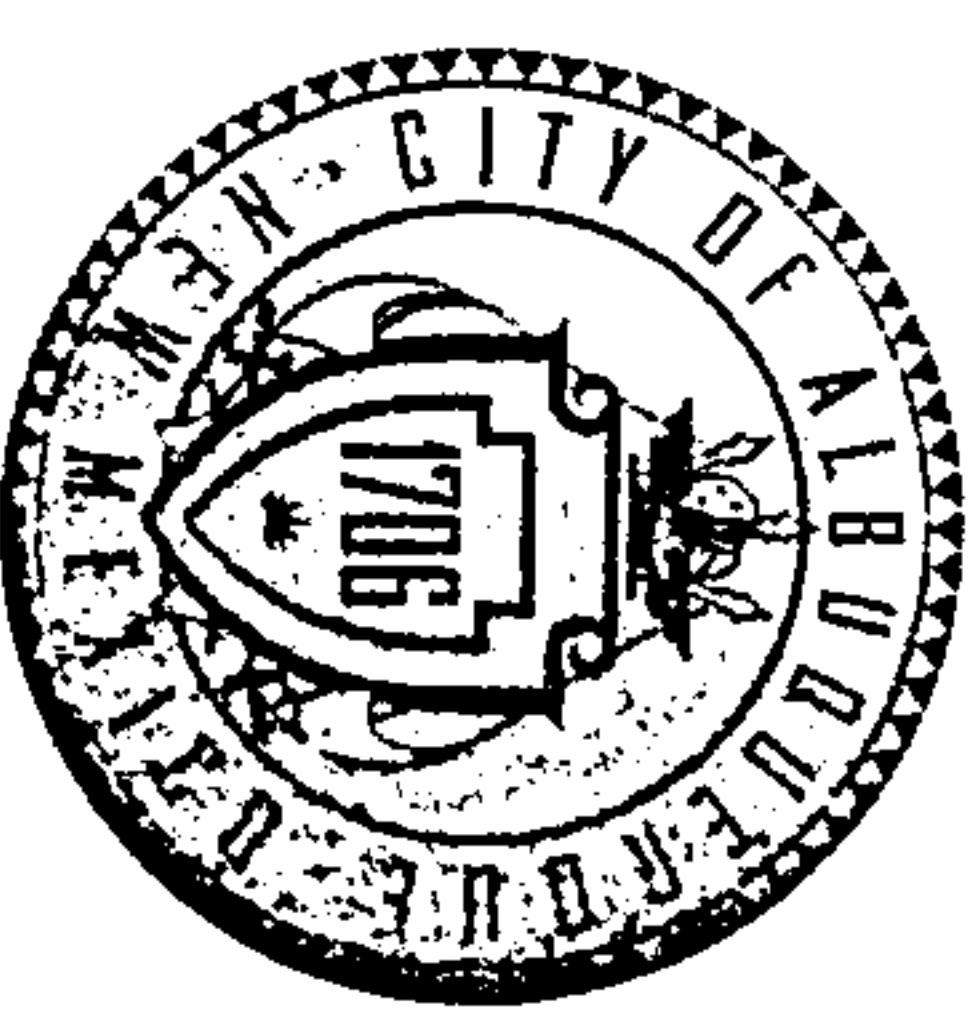
This sign is property of the City of Albuquerque Environmental Health Department, Air Quality Division. Damage to or removal of this sign by an unauthorized person is a violation of the criminal code and may result in a fine and/or imprisonment.







CITY OF ALBUQUERQUE



July 2, 2008

Thomas Johnston, PE
TGC Engineering, Inc
330 Louisiana Blvd, NE
Albuquerque, NM 87108

**Re: Candlewood Suites, Lot 2-A Sunport Park Grading and Drainage Plan
Engineer's Stamp dated 6-18-08, (M15/D23B)**

Dear Mr. Johnston,

PO Box 1293
Based upon the information provided in your submittal dated 6-18-08, the above referenced plan is approved for Site Plan action by DRB. Prior to Building Permit approval:

Albuquerque

- a conceptual plan addressing all lots created in the plat should included in order to adequately design any retaining walls needed.
- How will the runoff programmed to go Lot 2-A-2 be addressed.

NM 87103

If you have any questions, you can contact me at 924-3986.

www.cabq.gov

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: file

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(Rev. 01/06)

PROJECT TITLE: CANDLEWOOD SUITES ZONE MAP/DRG. FILE # M-15/DOA3B.
 DRB#: 1007017 EPC#: 00008 EPC 40005 WORK ORDER#:

LEGAL DESCRIPTION: LOT 2-A, Block 2, SUPERST PAVE
 CITY ADDRESS: WOODWARD ROAD SE

ENGINEERING FIRM: TGC ENGINEERING INC.
 ADDRESS: 330 LOUISIANA BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: THOMAS JOHNSTON
 PHONE: 266-7256
 ZIP CODE: 87108

OWNER: KARIM KASSAM
 ADDRESS: 200 TRIMBLE BLVD NE
 CITY, STATE: ALBUQUERQUE NM

CONTACT: GAMER
 PHONE: 615-8844
 ZIP CODE: 87123

ARCHITECT: LARRY REMSING
 ADDRESS: PO BOX 1207
 CITY, STATE: NORFOLK, NE

CONTACT:
 PHONE: 402-371-3333
 ZIP CODE: 68701

SURVEYOR:
 ADDRESS:
 CITY, STATE:

CONTACT:
 PHONE:
 ZIP CODE:

PROFESSIONAL LICENSED SURVEYOR SIGNATURE	LICENSE NO.	DATE
--	-------------	------

CONTRACTOR: TBD
 ADDRESS:
 CITY, STATE:

CONTACT:
 PHONE:
 ZIP CODE:

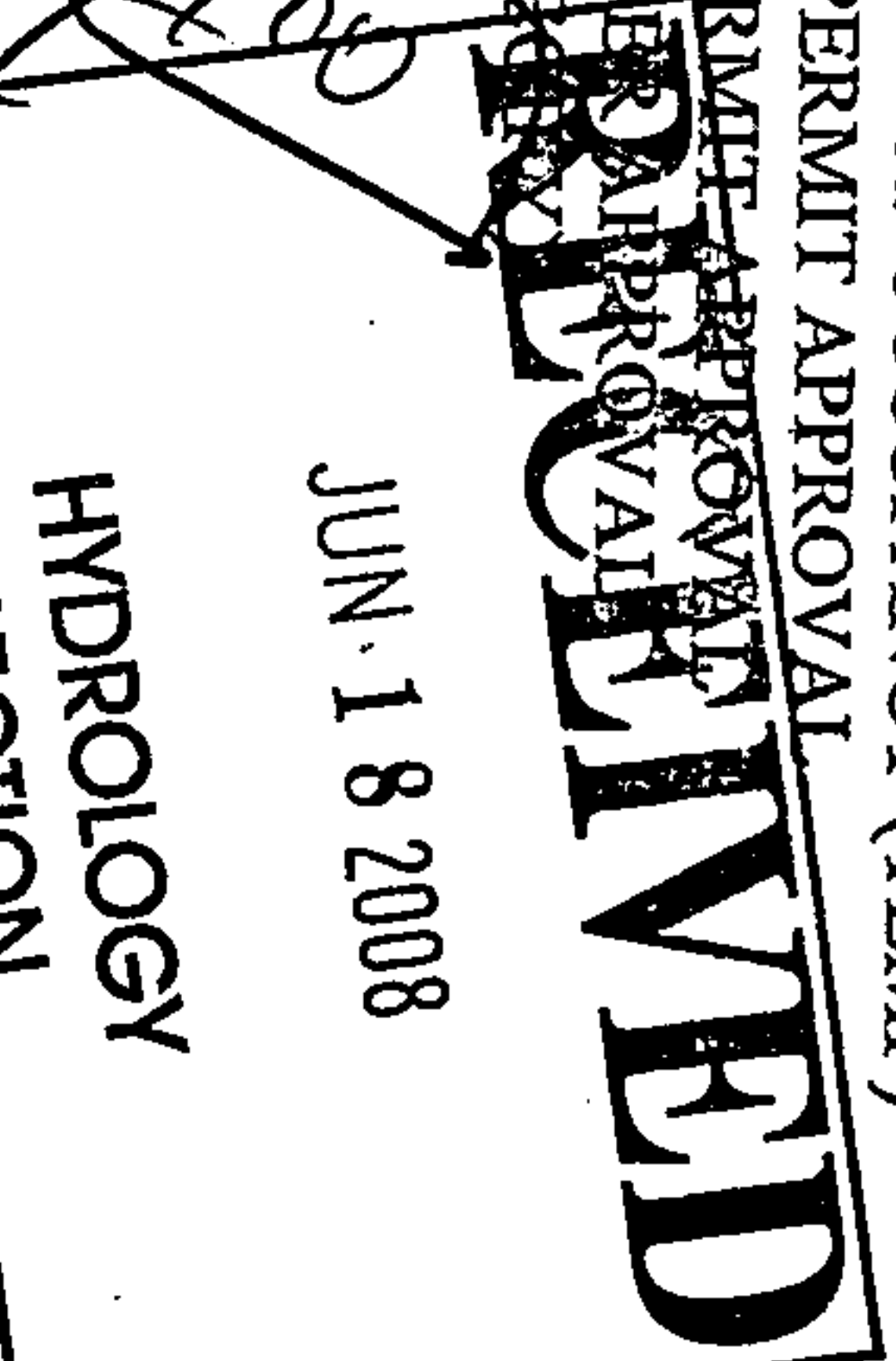
TYPE OF SUBMITTAL:
 DRAINAGE REPORT
☒ DRAINAGE PLAN 1ST SUBMITTAL
 DRAINAGE PLAN RESUBMITTAL
☒ CONCEPTUAL G & D PLAN
 GRADING PLAN
 EROSION CONTROL PLAN
 ENGINEER'S CERT (HYDROLOGY)
 CLOMR/LOMR
 TRAFFIC CIRCULATION LAYOUT
 ENGINEER/ARCHITECT CERT (TCL)
 ENGINEER/ARCHITECT (DRB SITE PLAN)
 OTHER

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

WAS A PRE-DESIGN CONFERENCE ATTENDED:
 YES
 NO
 COPY PROVIDED

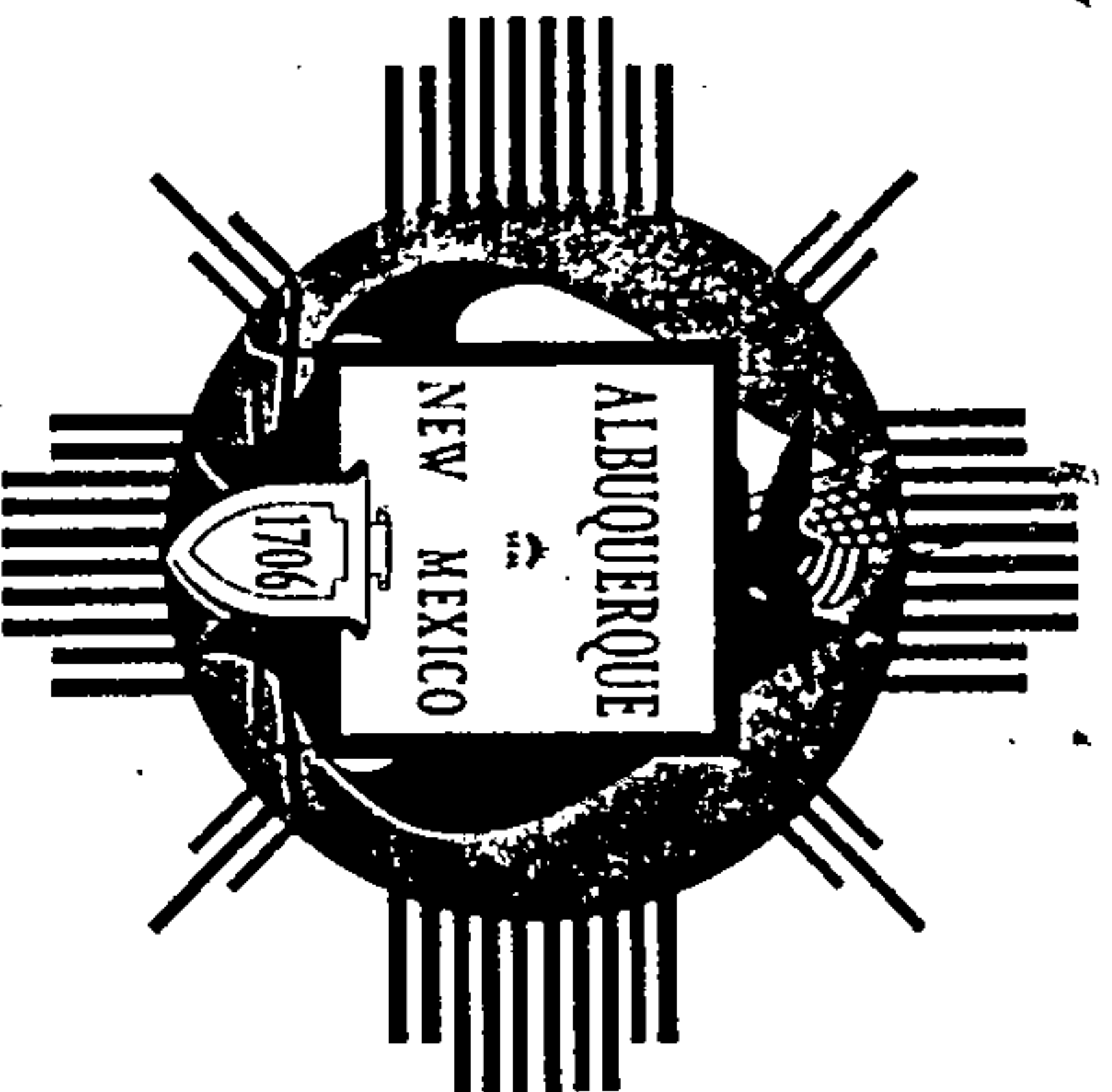
SUBMITTED BY: [Signature]

JUN 18 2008
 HYDROLOGY
 SECTION



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

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



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

June 12, 1990

*012 - different bldg/schem. bld
cc June 08*

Frank Lovelady
Lovelady & Associates
7408 Morrow Ave., NE
Albuquerque, New Mexico 87110

RE: CONCEPTUAL DRAINAGE PLAN FOR FRONTIER SYSTEMS, INC. (M-15/D23B)
ENGINEER'S STAMP DATED JUNE 4, 1990 RECEIVED JUNE 4, 1990

Dear Mr. Lovelady:

Based on the information provided on your June 4, 1990 submittal, the above referenced conceptual drainage plan is approved for Site Development.

Please be advised that prior to Building Permit release, the following comments must be addressed:

1. If you are accepting off-site flows from the east, how will they be accepted with the proposed retaining wall in place?
2. Eliminate the contours that cross the proposed building.
3. Please indicate the top of curb and flowline elevations for both Woodward Road & Flightway.
4. Your calculations for the Woodward pond calls for 2-8" P.V.C., but you indicate 2-6" P.V.C. please address.
5. Elevation at property line must be 1" foot above the street flowline.
6. Indicate the direction and location of the roof drains.

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

7. Top of retaining wall elevations, please indicate on plan drawing.
8. Is there going to be a replat? If not, the cross-lot-line drainage issue must be addressed.
- 9 What type of slope protection will be implemented on the steep slopes.

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

Sincerely,

for David Matys
Fred Aguirre, PE
Hydrology Division

BJM:FJA:jc
WP+1971

DRAINAGE INFORMATION SHEET
PROPOSED FACILITY FOR

PROJECT TITLE: FRONTIER SYSTEMS INC ZONE ATLAS/DRNG. FILE #: M15/D-03B
LEGAL DESCRIPTION: LOTS 1, 2 & 3, Block 2, SUNPORT PARK
PORTION OF

CITY ADDRESS: _____

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank Lovelady

ADDRESS: 7408 Morrow Ave. NE 87110 PHONE: 883-7973

OWNER: JAYNES CORP. CONTACT: RICK BENNETT

ADDRESS: 1118 PARK AVE SW PHONE: 242-1859

ARCHITECT: RICK BENNETT CONTACT: RICK BENNETT

ADDRESS: 1118 PARK AVE SW PHONE: 242-1859

SURVEYOR: ANDREWS ASSURED & ROBERT CONTACT: JOHN ANDREWS

ADDRESS: 149 JACKSON N.E. PHONE: 265-6631

CONTRACTOR: JAYNES CORP CONTACT: _____

ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

____ YES DRB NO. _____

____ NO EPC NO. _____

____ COPY OF CONFERENCE RECAP PROJECT NO. _____
____ SHEET PROVIDED

TYPE OF SUBMITTAL: CHECK TYPE OF APPROVAL SOUGHT:

____ DRAINAGE REPORT SKETCH PLAT APPROVAL

____ DRAINAGE PLAN PRELIMINARY PLAT APPROVAL

☒ CONCEPTUAL GRADING & DRAIN. PLAN ☒ SITE DEVELOPMENT PLAN APPROVAL

____ GRADING PLAN FINAL PLAT APPROVAL

____ EROSION CONTROL PLAN BUILDING PERMIT APPROVAL

____ ENGINEER'S CERTIFICATION FOUNDATION PERMIT APPROVAL

____ CERTIFICATE OF OCCUPANCY APPROVAL

____ ROUGH GRADING PERMIT APPROVAL

DATE SUBMITTED: JUNE 4, 1990 GRADING/PAVING PERMIT APPROVAL

BY: Frank D. Lovelady OTHER _____ (SPECIFY)