HYDROLOGY D19/D1

GATES OF HEAVEN

CEMETARY

D19 - D1

1 PLAN

MEMORANDUM OF AGREEMENT May 21, 1970

RE: CROSSING OF CHANNELIZATION OF THE DOMINGO-BACA ARROYO CROSSING INTO ROMAN CATHOLIC CEMETERY AT LOS ANGELES AND BARSTOW

It is the understanding of the City that all excavation material will be placed in the arroyo to the south proposed alignment and filling said arroyo as to where it will not run or pond water and will be bladed into a swale. The present arroyo will be intercepted to the east of Barstow Road, so that there will be no possibility of it crossing your property other than in the proposed channelization.

At the time of the finalization of the easement, as partial consideration, the City will vacate to you the presently existing easement to the south of the proposed alignment. You will have the right to bridge said channel at any points at your discretion.

T. D. Howe
City Land Agent

TDH:re

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

September 7, 1977

Kent Nowlin Construction Company
4001 Bogan, N.E.
Albuquerque, New Mexico 87109

Attn: Jim Pond, Chief Engineer

Re: Release of Paving Work Order for Loma Del Norte, Unit 9, Phase II (P-51-76)

Dear Mr. Pond:

As per your request of September 1, 1977, a partial release of the referenced paving work order will be made subject to the following conditions:

1. The work involved in the revision of this intersection of Robert at Krim as provided by revised plans issued July 27, 1977, must be satisfactorily completed prior to paving.

2. Paving of Krim Drive from Wyoming east for two hundred feet (200') and Midge Street from Krim Drive south for one hundred feet (100') will not be permitted until drainage problems related to the Wyoming Boulevard crossing of the Domingo Baca Arroyo are resolved.

3. Final acceptance of the project will not be considered until all work, including that on Krim and Midge, is fully completed in accordance with approved plans and specifications.

Yours very truly,

C. D. Sheppard, P.E.

C. D. Sheppard, P.E.
Assisstant City Engineer - Field

CDS/gm

cc: V. M. Kimmick, City Engineer
Q. R. Kielich, Assisstant City Engineer - Design
Ray Dawson, Contract Manager
Emil Hargett, Testing and Paving Engineer
Nick Montano, Chief Paving Inspector

AN EQUAL OPPORTUNITY EMPLOYER

Dwayne Sheppard, P.E.

DWAYNE SHEPPARD, P.E.
ASSISTANT CITY ENGINEER-FIELD

Chris Hafer

October 26, 1977

DRAINAGE REPORT

QUEEN OF HEAVEN
Satellite Catholic Church
7701 Wyoming, NE
BY

THOMAS J. WELLEMS

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
3083
THOMAS J. WELLEMS

From the June, 1967, 100 year, 6 - hour Precipitation Map, 2.6" of rain is the design rainfall for this site.

Rational Formula: $Q = ACi$ $\quad i = \frac{2.6}{6} = 0.433"/hr.$

C = Coefficient of Runoff
For loam (from sandy to gravelly, or clayey) with bare or light vegetation (conditions at this sight). C varies from 0.1 to 0.6, use 0.4 (an average). This value is considered conservative, as runoff on the undisturbed mesa probably will approach the higher value of 0.6. Information from C.E. Design Data Book, by Seelye.

PAVED AREA AND BUILDING AREAS: Overall 260' x 455 = 118,300

Parking Landscaping is more than 22 x 210 = 4620
N.W. Corner Unpaved is more than 105 x 150 = 15750
Landscaping Adjacent Bldg. is more than 60 x 120 = 7200
TOTAL IS MORE THAN ----- 27570

	118,300
less	27,570
Area of Increased Runoff	90,730 s.f.

$Q = \frac{90,730}{43,560} (0.4) (0.433) = .36$ cfs present runoff.

0.6 is the runoff coefficient for an area of this type. Because most of this is paved or is a building draining to the adjacent areas, a coefficient of 0.9 is used.

$Q = \frac{90,730}{43,560} (0.9) (0.433) = 0.81$ cfs future runoff.

0.81	Future
-0.36	Present
.45	cfs Difference

0.45 x 3600 x 6 = 9720 c.f. storage necessary.

17500 s.f. of the 90,730 s.f. will drain to the west on the north side of the building and be ponded at the northwest corner of the site. The rest will drain to the south and west to the open land south and west of the church.

$\frac{17,500}{90,730} \times 9,720 = 1,875$ cf storage required in the N.W. corner.

Assume 0.5 feet deep - $\frac{1874}{0.5} = 3748$

$\sqrt{3748} = 61$ feet square area (0.5 feet deep)

$\frac{90,730 - 17,500}{90,730} \times 9,720 = 7,845$ cf storage required in the south area.

$\frac{7,845}{0.5} = 15,690$ $\sqrt{15690} = 125$ feet square area (0.5 feet deep)
or 80 feet x 200 feet = 16,000 s.f.

The existing natural drainage defile has been altered slightly, but has been allowed to pass through the property, thus preserving offsite flows.

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

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

November 10, 1977

Emiliano Saiz
Archidiocesis of Santa Fe
Real Estate Office
323 Washingtion, SE
Albuquerque, New Mexico 87108
(505) - 268-4572

Dear Mr. Saiz:

By bits and pieces I have been able to put together a picture of what had happened with the relocation of the Domingo Baca. My main source of information is Mr. George Paul, our Street Maintenance Division Superintendent. The Memorandum of Agreement date 5/21/70 and signed by Mr. T.D. Howe, City Land Agent at that time, contains some garbled language but the essence of that understanding was that whatever spoil dirt was available, after the construction needs of the Domingo Baca were satisfied, such excess dirt would be utilized to fill the old channel of the arroyo. Mr. Paul, who at that time supervised the relocation and reconstruction of the arroyo, indicates to me that a good amount of the dirt resulting from the excavation, had been utilized to construct the berms of the arroyo, thus protecting the lands of the Gates of Heaven Cemetery; that the remaining dirt was in fact utilized to refill the old Domingo Baca. Enclosed you will find a copy of an aerial photography topo map outlining the location of the old arroyo (such location can be verified looking at the plat showing the old arroyo easement).

As you can see from this photography, the old arroyo is for practical purpose obliterated. My understanding is also that this work was performed to the full satisfaction of the Archidiocesis. Validation of this statement is to be found in the concurrence and agreement by Mr. Jack Craig, Real Estate Agent for Archidiocesis, to the sign-off by the Archibishop Rev. Mosignor Robert F. Sanchez, of the Grant of Easement in March 1975.

On the land of archidiocesis ther still exists another arroyo, a minor tributary of the Domingo Baca, which was never covered by any drainage easement and which was never part of any agreements between the Archidiocesis and the City. (See Aerial Map) This secondary arroyo

would occasionally carry water across the Gates of Heaven Cemetery land. Since the development of the Subdivision Loma Del Norte 9, most of the watershed contributing to said tributary has been intercepted and diverted directly to the Domingo Baca, through a pair of drainage rundowns. This was done in view of the limited capacity of Wyoming to carry the runoff north or south (to the arroyo Del Pino) There is a rundown in Loma Del Norte, 9, draining a portion of modest areal extent to Wyoming more or less in the alignement of the tributary; the contributing flow does not exceed 10.5 cfs and even this contribution will be conveyed to the Domingo Baca along the easternmost lanes of Wyoming. Thus per City Plans the Property of the Archidiocesis will not receive any offsite flows as soon as Wyoming boulevard is built and a study is currently underway to include Wyoming in a Paving District.

It is my hope that this somewhat extended discussion has allayed your concerns and had reassured you that the City had fulfilled its commitments. I do hope that if any further problems were to arise in the future you'll feel free to contact me or V.M. Kimmick and we will furnish whatever assistance we can.

Very truly yours,

Bruno Conegliano

Bruno Conegliano
Asst. City Engineer-Hydrology

BC/gm

cc; Jim Smith
V.M. Kimmick
Drainage file

Archdiocese of Santa Fe
202 MORNINGSIDE DR., S.E.
ALBUQUERQUE, NEW MEXICO 87108

REAL ESTATE Department

Reference

AREA CODE 505 268-4572

Received 12-16-77

November 18, 1977 Received from Councilman Torrey

Mr. Patrick J. Baca
City Councillor, District One
400 Marquette N.W.
Albuquerque, New Mexico 87102

Dear Mr. Baca:

On June 1, 1970, the Archdiocese of Santa Fe granted the City of Albuquerque an easement through its property located west of Wyoming Boulevard known as the Gate of Heaven Cemetery. It is our understanding that the purpose of the drainage easement was to intercept surface water to the east of Wyoming Boulevard and to direct it into the Domingo Baca Arroyo.

We have become concerned about a certain drainage rundown which was recently constructed on the east side of Wyoming Boulevard in order to provide drainage for the housing development in that area. The location is approximately 400' south of the point where the Domingo Baca Arroya crosses Wyoming Boulevard. This spillway is draining water from the east and directing the water into our land. The recent light rainfall of last week caused considerable erosion as evidenced by a visual inspection of this street. (Please refer to the enclosed photo). Under the present conditions, there is no place for surface water to drain except to cross Wyoming into Archdiocesan lands.

Mr. Conegliano, City Engineer, has informed me by letter dated November 10th, that the runoff in question will be intercepted on Wyoming Boulevard and directed north to the Domingo Baca Arroyo at some future time.

We are most concerned with the church building which will be constructed within a short time and which will be located across the street from this drainage rundown. Furthermore, Mr. Smith, Associate Executive Engineer for

November 18, 1977

AMAFCA, also shares my concern in protecting the church building. He has indicated to me that peak flows cannot be contained within the easternmost lanes of Wyoming as proposed by city engineers.

I am appealing to you and your office to see that the City of Albuquerque take immediate steps to protect our lands.

Thank you for your cooperation and attention to this matter.

Sincerely,

Emiliano Saiz

Emiliano Saiz
Property Manager

ES/LA

Enc. 1

Presiliano Torrez 7110

LAW OFFICES
ORTEGA AND SNEAD

ARTURO G. ORTEGA
WILLIAM E. SNEAD

CHARLES R. REYNOLDS
MICHAEL D. BUSTAMANTE

TWO HUNDRED ONE TWELFTH STREET, N.W.
POST OFFICE BOX 2226
ALBUQUERQUE, NEW MEXICO 87103
TELEPHONE (505) 842-8177

December 19,1977

RECEIVED
DEC 22 1977
CITY ENGINEERS

Bruno Conegliano
Assistant City Engineer - Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Drainage of Domingo Baca Arroyo on lands of the Archdiocese of Santa Fe

Dear Mr. Conegliano:

Please be advised that this office represents the Archdiocese of Santa Fe.

Mr. Emiliano Saiz, the Property Manager for the Archdiocese, has referred to us several documents relating to the above referenced matter. We have reviewed these documents including the Memorandum of Agreement executed by the City for the benefit of the Archdiocese on May 21st, 1970, the Grant of Immediate Entry executed by the Archdiocese for the benefit of the City on June 1st, 1970, and your letter to Mr. Saiz of November 10th, 1977.

There are a number of statements in your letter with which we disagree. First, you have indicated that "the old arroyo is for practical purposes obliterated", based on your observation of an aerial photograph. Our on-site observation informs us that the old arroyo is not obliterated and it is, in fact, carrying water and ponding water, all to the damage of the Archdiocese.

Second, you have characterized the "essence" of the Memorandum of Agreement to mean something different from the clear language of the agreement. The Agreement states that all excavation material

LAW OFFICES
ORTEGA AND SNEAD

will be placed in the arroyo ... filling said arroyo as to where it will not run or pond water and will be bladed into a swale". Since the arroyo has not been filled, is running and ponding water, and has not been bladed to a swale, the City has not lived up to its agreement.

Third, you indicate in your letter that the Archdiocese has manifested its satisfaction with the work performed by a "sign-off" in the Grant of Easement dated March, 1975. I have reviewed the Grant of Easement executed by Archbishop Sanchez on March 26th, 1975, and no where in the document do I find a "sign-off".

By this letter we hereby respectfully request that the City comply with the terms of its agreement with the Archdiocese, fill the Domingo Baca Arroyo and blade it into a swale so that it will not run or pond water.

We would appreciate a reply to this letter at your earliest convenience so that we may avoid the necessity of filing suit in this matter.

Very truly yours,

Charles P. Reynolds

CHARLES P. REYNOLDS
Attorney at Law

CPR/dm

cc: Emiliano Saiz

Archdiocese of Santa Fe
202 MORNINGSIDE DR., S.E.
ALBUQUERQUE, NEW MEXICO 87108

January 3, 1978

REAL ESTATE *Department*

Reference

AREA CODE 505 268-4572

RECEIVED
JAN 05 1978
CITY ENGINEERS

Mr. Presiliano Torres
Legislative Analyst- City of Albuquerque
404 Marquette N.W.
Albuquerque, New Mexico 87102

Re: Gate of Heaven Cemetery

Dear Mr. Torres:

This letter is written to confirm acceptance of your proposal to have the City fill the abandoned arroyo which lies within the Gate of Heaven Cemetery property. As we discussed, clean fill dirt will be solicited from private contractors by the City, at no cost to the Archdiocese, in carrying out this proposal. The arroyo will be filled to prevent further ponding of water.

In order to avoid other problems, I suggest that Don Ryan, Manager of the Cemetery be contacted by the contractors to make certain that fill dirt is deposited within the proper location.

David Quintana, City Engineer, has also agreed to require the developer of Loma del Norte 9 Subdivision to build a dike of some type to intercept drainage water before it crosses Wyoming Boulevard. This will also prevent the ponding of water within the cemetery.

Thank you for your attention and assistance in this matter.

Sincerely,

Emiliano Saiz
Property Manager

cc: Mr. David Quintana, City Engineer
Mr. Patrick Baca, City Councillor, Dist. #1
Mr. Don Ryan, Manager, Gate of Heaven Cemetery
Rev. Paul C. Baca, Pastor, Queen of Heaven Parish

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

CITY COUNCIL

Phone: 766-7110

Jan. 16, 1978

President
Patrick J. Baca
District 1

Joe R. Abeyta
District 2

Mel C. Aragon
District 3

Thomas W. Hoover
District 4

Sondra L. West
District 5

Alan B. Reed
District 6

Jo F. MacAleese
District 7

Jim S. Delleney
District 8

Marion M. Cottrell
District 9

Eldon Marr
Director of
Council Services

Mr. Emiliano Saiz
Real Estate Office
Archdiocese of Santa Fe
202 Morningside Drive S.E.
Albuquerque, New Mexico 87108

RE: DRAINAGE PROBLEM AT WYOMING AND SAN FRANCISCO

Dear Mr. Saiz:

This letter is to help clarify conditions of the proposed solution of the Gate of Heaven Cemetery problem. I do not want there to be any misapprehensions or misconceptions on the part of either party.

First of all, as explained to you by then Acting Assistant Engineer for Hydrology, David Quintana, there is not a problem of drainage spill-over with respect to the Gate of Heaven Cemetery, but the problem exists further South. That problem will be alleviated in the near future by diverting the water along Wyoming Boulevard North to the Domingo Baca.

With respect to filling the old drainage channel, I agreed to submit such a request to the appropriate department for approval upon receiving a written authorization from you. At this point I will not submit your letter of January 3, 1978, as such authorization because I feel it misstates our position. We do not assume responsibility for the old channel ponding and carrying water. Other private individuals and contractors have contributed to the problem by disposing of refuse in the channel which was left open, creating blockage and resulting in the ponding of water.

In that connection, we do not take responsibility for filling the entire channel as you suggest. Further, we do not intend to solicit clean dirt on your behalf from private contractors. I gave you a list of contractors working in the area of San Francisco and Wyoming so that you might contact them yourself. Such solicitation on the part of the City is clearly outside of our purview. However, as a demonstration of our good faith, I

have contacted Paul Noland of the Water Resources Department and he is willing to help in the "filling" problem, but only insofar as excess fill is readily available for such disposal.

Hopefully, this letter has helped to set forth my position. I will continue to work on behalf of Councillor Baca to see that the drainage problem is resolved to the Archdiocese's satisfaction, but you must realize that filling the entire arroyo is a costly proposition. However, in the spirit of cooperation and fair dealing, it should eventually be accomplished by the efforts of both parties.

I would appreciate prompt acknowledgment of receipt of this communication in writing. A limited authorization allowing the City to dispose of excess dirt in the channel is necessary.

If I can be of further assistance in this matter, please do not hesitate to contact me.

Sincerely,

Presiliano Torrez
Legislative Analyst

PT/sls

cc: Patrick J. Baca, President, City Council
Don Ryan, Manager, Gate of Heaven Cemetery
David Quintana, Assistant City Attorney
Charles P. Reynolds, Attorney, Ortega & Snead

JAN 16 1978

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE January 16, 1978 REF. NO._____

TO: David Rusk, Mayor

FROM: Patrick J. Baca, President, City Council PJB

SUBJECT: GATE OF HEAVEN DRAINAGE PROBLEM AT WYOMING AND SAN FRANCISCO

On May 21, 1970, the City entered into an agreement with the Archdiocese of Santa Fe Real Estate Office to relocate the Domingo Baca Arroyo. As part of the agreement, the City was to take all excavation material and place it in the arroyo to the south of the new alignment. The arroyo was to have been filled so that it would not run or pond water and was to be bladed into a swale.

According to George Paul, Street Maintenance Engineer, our obligations under this agreement were met. However, Emiliano Saiz of the Real Estate office of the Archdiocese thinks otherwise (see attached letter). Rip Orr and Vern Kimmick are both aware of the problem (see memorandum of December 16, 1977).

Presiliano Torrez, Legislative Analyst, and David Quintana, Acting Assistant City Engineer for Hydrology, have met with Mr. Saiz, and to this date, the problem has only been partially corrected. Mr. Saiz was satisfied by the City Engineer that future runoff would be diverted along Wyoming Boulevard into the Domingo Baca Arroyo. He is still concerned that the old Domingo Baca Arroyo still ponds water, although the ponding results from disposal of refuse by private individuals and contractors thereby blocking the channel that was left open. It was suggested by George Paul that perhaps the City could provide excess fill dirt to help alleviate the problem. Paul Noland, Water Resources Director, was contacted and has agreed to help in that regard. Also, a list of contractors who might possibly help with the problem was given to Mr. Saiz so that he might contact them. Mr. Saiz, in his correspondence with me, suggested that we contact Don Ryan, Manager of the Gate of Heaven Cemetary to ascertain the proper location of the arroyo in question, when any excess dirt is available. I hope that we can finally solve this problem in view of the fact that the Archdiocese has in the past been very generous with the City in granting easements for its various needs, and I understand that they will do the same in the near future. Perhaps over the long haul the problem will eventually be solved.

Thank you in advance for your consideration in this matter.

PJB/sls

cc: Vern Kimmick, City Engineer
Paul Noland, Director of Water Division
Rip Orr, Public Works Department

3-9-78 (Hydrology File)

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

REF. NO. ~~_____~~

RECEIVED

MAR 24 1978

CITY ENGINEERS

March 23, 1978 D19-D1

TO: Vern Kimmick, Public Works

FROM: Bruck Hicks, Council Liaison Bruce

SUBJECT: Gate of Heaven Drainage Problem at Wyoming and San Francisco

Please bring me up to date on the status of President Baca's request. I will compile your responses to me and forward them to Councillor Baca. Due to the substantial length of time that has elapsed since the initial request (December 16th), as well as the passage of time since Councillor Baca's letter to the Mayor, I would appreciate your expeditious replies to me.

BH:br
attachment: Memo from PJB to DR dated January 16, 1978.

January 16, 1978

David Rusk, Mayor

Patrick J. Baca, President, City Council

GATE OF HEAVEN DRAINAGE PROBLEM AT WYOMING AND SAN FRANCISCO

On May 21, 1970, the City entered into an agreement with the Archdiocese of Santa Fe Real Estate Office to relocate the Domingo Baca Arroyo. As part of the agreement, the City was to take all excavation material and place it in the arroyo to the south of the new alignment. The arroyo was to have been filled so that it would not run or pond water and was to be bladed into a swale.

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Presiliano Torrez, Legislative Analyst, and David Quintana, Acting Assistant City Engineer for Hydrology, have met with Mr. Saiz, and to this date, the problem has only been partially corrected. Mr. Saiz was satisfied by the City Engineer that future runoff would be diverted along Wyoming Boulevard into the Domingo Baca Arroyo. He is still concerned that the old Domingo Baca Arroyo still ponds water, although the ponding results from disposal of refuse by private individuals and contractors thereby blocking the channel that was left open. It was suggested by George Paul that perhaps the City could provide excess fill dirt to help alleviate the problem. Paul Noland, Water Resources Director, was contacted and has agreed to help in that regard. Also, a list of contractors who might possibly help with the problem was given to Mr. Saiz so that he might contact them. Mr. Saiz, in his correspondence with me, suggested that we contact Don Ryan, Manager of the Gate of Heaven Cemetary to ascertain the proper location of the arroyo in question, when any excess dirt is available. I hope that we can finally solve this problem in view of the fact that the Archdiocese has in the past been very generous with the City in granting easements for its various needs, and I understand that they will do the same in the near future. Perhaps over the long haul the problem will eventually be solved.

Thank you in advance for your consideration in this matter.

PT:PJB/sls

cc: Vern Kimmick, City Engineer
Paul Noland, Director of Water Division
Rip Orr, Public Works Department

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

→ Dave M. (INFO) Dwyer
File → 10110

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
PLANNING DIVISION
Box 1293, Albuquerque, NM 87103

Date March 20, 1981

Rancho de Palomas
11000-C Spain Road N.E.
Albuquerque, New Mexico 87111

NOTIFICATION OF DECISION
INVOLVING ANNEXATION

File: AX-80-17, Z-1534-1

Location: A change of zone of an unplatted parcel consisting of approximately 58.5 acres from SU-1 (Special Use for a Cemetary) to a.) approximately one acre of SU-1 (Special Use for Neighborhood Commercial Uses and a Cemetary) and b.) approximately 57.5 acres of SU-1 (Special Use for a Mobile Home Development and a Cemetary); 2.) annexation and establishment of SU-1 (Special Use for a Mobile Home Development and a Cemetary) for Tract A, Unit 11, Loma Del Norte Addition, consisting of approximately 3.8 acres; 3.) approval of a site development plan for a mobile home development and neighborhood commercial uses on the above referenced parcels and; City Planning Division expands the requests to include the annexation and establishment of O-1 zoning for the FAA Facility located on an unplatted parcel

SEE REVERSE FOR DECISION AND FINDING.

If you wish to appeal this decision, you must do so by 4-3-81 in the manner described below: A filing fee of $40 is required.

Appeal to the City Council. Any person aggrieved with any determination of the Environmental Planning Commission acting under this ordinance may file an appeal to the City Council by submitting written application on the Planning Division form to the Planning Division within 15 days of the Planning Commission's decision. The date the determination in question is issued is not included in the 15-day period for filing an appeal, and 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. The City Council may decline to hear the appeal if it finds that all City plans, policies and ordinances have been properly followed. If it decides that all City plans, policies and ordinances have not been properly followed, it shall hear the appeal. Such appeal, if heard, shall be heard within 60 days of its filing.

You will receive further notice if another person files an appeal. If the application has been recommended for approval, after all conditions of approval have been met, it will be heard by the City Council Land Use, Planning & Zoning Committee. Notice of the hearing will be sent to you at a later date.

Sincerely,

Gloria Cruz

Gloria Cruz
Secretary

On March 19, 1981, the Environmental Planning Commission recommended to City Council the approval of above-mentioned annexations and establishment of zoning subject to the following Findings:

1. The proposed zoning and annexation meets all city policy requirements as indicated in the previous report.
2. The site development plan should be revised to include:
   a. A 70' easement for the Domingo Baca
   b. Provision of 78' of right-of-way from the centerline of Los Angeles Boulevard as well as curb and gutter, 6 foot wide sidewalk setback at least 4 feet from the curb, and 24 feet of paving.
   c. Provision of 62 feet of right-of-way for Wyoming Boulevard north of the Domingo Baca and 56 feet of right-of-way south of the Domingo Baca.
   d. No direct access for individual lots to Los Angeles or Wyoming.
   e. Elimination of the commercial drive immediately south of Los Angeles at main entrance.
   f. Cul-de-sac radii to meet the Traffic Engineer's requirements.
   g. Readjustment of off street parking areas such that cars will not back on to the main 50 foot street.
   h. Flared intersections for the main 50 foot street at Wyoming Boulevard.
   i. Larger keyways in the off street parking areas.
   j. Provision of a 4 foot wide sidewalks setback 4 feet from the curb on one side of the 50 foot main street.
   k. Complete plans, elevations, square footage, uses and signage for the commercial/office/recreation buildings adjacent to Los Angeles.
   l. A solid wall no higher than 8 feet should be placed between the mobile homes units and Los Angeles Drive.
   m. Caliper of proposed landscaping and an agreement by the owners of the cemetary to provide and maintain the landscaping shown on the approved plan.
   n. A fire protection and refuse collection plan must be provided.
   o. A drainage plan approved by the City Engineer must be provided.
3. The applicant should be commended on an overall attractive and imaginative concept for mobile home developments that generally conform with the new Mobile Home Standards.
4. Sidewalks shall be provided to provide north-south pedestrian movement, on either one side of the street or the other.
5. There shall be a letter of agreement executed between Tom Muchmore and Associates and the North Wyoming Homeowners Association, Inc.
6. The developer shall dedicate land and develop the park and the City of Albuquerque shall be responsible for for maintenance.
7. There shall be a perimeter wall no higher than 8 feet abutting Michael's Manor, an R-1 zone.

cc John P. Salazar, P.O. Box 1888; 87103
T. Harrington, P.O. Box 4483, Station A; 87106
Donald G. Silva, Cherry Hills Neighborhood Association, 8328 Cherry Hills Drive; 87111
Alyan Ray Hill, Heritage Hills Community Association, 7105 Ticonderoga N.E.; 87109
Mr. and Mrs. Gerald Fowler, 1907 Buena Vista Drive S.E.; 87106
Fred Gillette Sturm, 7709 Midge N.E.

ATTACH TO B-H SUBMITTAL

BOHANNAN–HUSTON INC.

4125 Carlisle Blvd. NE Albuquerque, New Mexico 87107

(505) 881-2000

File D19-D1

To: City Engineering

Attention: Chuck Easterling

☐ Parcel Post	☒ Messenger
☐ First Class	☐ UPS
☐ Air Mail	☐ RR Express
☐ Special Delivery	☐ Air Freight
☐ Bus	

Transmittal

Date: 4-1-81 Our job number: 10310

Your job number:

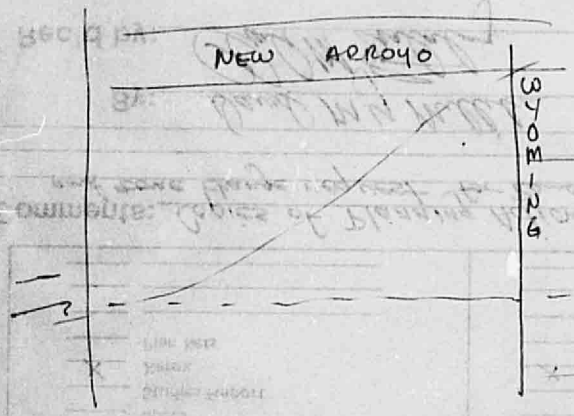
Job: Rancho de Palomas

We are enclosing:	For:
___ Prints	X Your Use
___ Sepias	___ Your Approval
___ Tracings	X Your Records
___ Specs	___ Review & Comments
___ Studies Report	___ Revisions
X Xerox	X Response to Your Request
___ Plan Sets	

Comments: Copies of Planning Action involving annexation and zone change request for Rancho de Palomas (dated 3-20-81)

By: David M.G. Milliken thank you

Rec'd by: [signature] Date: 4/1/81


NEW ARROYO
BYOM-26

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. D-19 DATE: 2/7/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Gate of Heaven Cemetary

WHO	REPRESENTING
ATTENDANCE: Vic Chavez	
Billy Goolsby	

FINDINGS: ① Drainage Plan for area of construction to indicate site in compliance with approved plan

② Increased runoff volume may be directed to stilling wells for disposal as per existing plan.

③ Providing construction and runoff created is contained on-site, off-site conditions need not be addressed.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Billy J. Goolsby SIGNED: Victor J. Chavez

TITLE: CE/Hydrology TITLE: Proj Eng.

DATE: 2/7/84 DATE: 2/7/84

INFORMATION SHEET

PROJECT TITLE Gates of Heaven, Grading Modification TYPE OF SUBMITTAL Approval

ZONE ATLAS PAGE NO. D-19 CITY ADDRESS Wyoming Blvd. & Los Angeles Blvd., N.E.

LEGAL DESCRIPTION Tract 'C', Gates of Heaven Cemetary, Elena Gallegos Grant

ENGINEERING FIRM Chavez-Grieves Consl. Engr. CONTACT Victor Chavez

ADDRESS 4520 Montgomery N.E. PHONE 881-7376

OWNER Archdiocese of Sana Fe CONTACT Mr. Saiz

ADDRESS 202 Morningside S.E. PHONE 268-4572

ARCHITECT N/A CONTACT

ADDRESS PHONE

SURVEYOR Ross Howard Co. CONTACT David R. Kraemer

ADDRESS Corrales, N.M. PHONE 897-0291

CONTRACTOR Ubaldo Chavez & Sons CONTACT

ADDRESS 2009 Ridgecrest Blvd., N.E. PHONE 266-3966

PRE-DESIGN MEETING.

____ YES
_X_ NO
____ COPY OF CONFERENCE RECAP SHEET PROVIDED

D19-D1

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL

____ SKETCH PLAT APPROVAL
____ PRELIMINARY PLAT APPROVAL
____ SITE DEVELOPMENT PLAN APPROVAL
____ FINAL PLAT APPROVAL
_X_ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY APPROVAL
____ ROUGH GRADING PERMIT APPROVAL
_X_ GRADING/PAVING PERMIT APPROVAL
____ OTHER _____ (SPECIFY)

DATE SUBMITTED 3/16/84

BY: Victor J. Chavez

RECEIVED
MAR 16 1984
HYDROLOGY SECTION

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

DESIGN HYDROLOGY SECTION
122 Central NW, Albuquerque, NM 87102
(505) 766-7644

March 19, 1984

Mr. Victor Chavez
Chavez-Grieves Consulting Engineers
4520 Montgomery NE
Albuquerque, NM 87109

REF: GRADING AND DRAINAGE PLAN FOR GATES OF HEAVEN CEMETARY ADDITION (D19-D1)

Dear Vic:

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

1. The drainage scheme is acceptable for this addition only. Any future development of this site will require an overall drainage plan for the entire tract of land that will handle runoff by the standard development practices.

2. To give final approval of the addition plan, referenced above, you will need to modify it to show a filter fabric surrounding the gravel basin. Please identify the revision with a date.

3. It is recommended that your clients engineer also certify the construction of this system.

Should you have any questions or comments, please contact me at 766-7644.

Yours truly,

Billy J. Goolsby

Billy J. Goolsby, PE
City/County Flood Plain Admin.

BJG:mrk

GRANT OF EASEMENT
FOR
DRAINAGE, WATER, SEWER AND PUBLIC UTILITIES

THIS INDENTURE made and executed this _____ day of _____, 1975, by and between ROMAN CATHOLIC CHURCH, ARCHDIOCESE OF SANTA FE, A CORPORATION SOLE in the County of Bernalillo and State of New Mexico hereinafter called the Grantors and THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation, hereinafter called Grantee.

WITNESSETH, that for good and valuable consideration the receipt of which is hereby acknowledged the Grantors have this day bargained and sold and by these presents do sell, convey and deliver unto the City of Albuquerque, a permanent easement as right-of-way including the permanent right to enter upon the real estate hereinafter described at any time that it may see fit and construct, maintain and repair, drainage ditches, water lines, sanitary sewer lines and public utilities across, through, and under the lands hereinafter described and the further right to remove trees, bushes, undergrowth and obstructions interfering with the location, construction and maintenance of said utilities.

The land affected by the grant of this easement and right-of way is located in the County of Bernalillo and State of New Mexico and is more particularly described as follows:

DESCRIPTION FOR PERMANENT UTILITY & DRAINAGE EASEMENT

A strip of land situate in Elena Gallegos Grant, Bernalillo County, New Mexico and being a portion of the Roman Catholic Cemetery as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 6th day of September, 1963 and more particularly described as follows:

Beginning at the southwest corner (marked with an iron pipe) of Block 22, Tract A - Unit A, North Albuquerque Acres as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 17th day of March, 1937 from which point the northwest corner (marked with an iron pipe) of said Block 22 bears N. 0° 05' 15" W., a distance of 468.00 feet;

Thence S. 17° 37' 44"W,, a distance of 271.96 feet to the east line of said Cemetery and the true point of beginning;

Thence S. 0° 05' 15" E., along said east line, a distance of 70.00 feet;

Thence S. 89° 52' 05" W., a distance of 1447.45 feet to a point of curve;

Thence Northwesterly, along a curve concave to the northeast (said curve having a radius of 321.48 feet, a central angle of 32° 27' 49" and a long chord which bears N. 73° 54' 01" W., a distance of 179.72 feet) a distance of 182.15 feet to the west line of said Cemetery;

Thence N. 0° 05' 15" W., along said west line, a distance of 88.24 feet to a point on a curve;

Thence Southeasterly, along a curve concave to the northeast (said curve having a radius of 251.48 feet, a central angle of 43° 18' 23" and a long chord which bears S. 68° 28' 44" E., a distance of 185.59 feet) a distance of 190.08 feet to a point of tangency;

Thence N. 89° 52' 05" E., a distance of 1447.51 feet to the true point of beginning and containing 2.6241 acres, more or less,

TO HAVE AND TO HOLD the said right and easement for the uses and purposes aforesaid, unto Grantee its successors and assigns for so long as said easement shall not be abandoned for use as a right-of-way for aforesaid utilities.

The Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the real estate above described and that they have a good and lawful right to convey it or any part thereof, that it is free from all encumbrances except those of record and taxes due and owing the Treasurer of Bernalillo County and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

As a part of the consideration for this grant, the Grantors do hereby release any and all claims for damages for whatsoever cause incidental to the exercise of the rights herein granted provided, however, that the Grantee agrees to save Grantors harmless from any and all liability that may arise as a result of the construction and use of the easement for the purposes set forth.

IN WITNESS WHEREOF, the parties have set their hands and seals this _____ day of _____, 1975.

ROMAN CATHOLIC CHURCH, ARCHDIOCESE OF SANTA FE, A CORPORATION SOLE

_____
Agent

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss.

The foregoing instrument was acknowledged before me this _____ day of _____, 1975, by _____, Agent for Roman Catholic Church, Archdiocese of Santa Fe, a corporation sole.

My Commission expires: _____

_____
Notary Public

GRANT OF IMMEDIATE ENTRY

The undersigned grants to the CITY OF ALBUQUERQUE, NEW MEXICO, the right of immediate entry in and to the following described real estate located in Bernalillo County, New Mexico, to wit:

A strip of land situate in Elena Gallegos Grant, Bernalillo County, New Mexico and being a portion of the Roman Catholic Cemetery as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 6th day of September, 1963 and more particularly described as follows:

Beginning at the southwest corner (marked with an iron pipe) of Block 22, Tract A - Unit A, North Albuquerque Acres as shown and designated on a plat filed in the office of the County Clerk of Bernalillo County, New Mexico on the 17th day of March, 1937 from which point the northwest corner (marked with an iron pipe) of said Block 22 bears N. 0° 05' 15" W., a distance of 468.00 feet;

Thence S. 17° 37' 44" W., a distance of 271.96 feet to the east line of said Cemetery and the true point of beginning;

Thence S. 0° 05' 15" E., along said east line, a distance of 70.00 feet;

Thence S. 89° 52' 05" W., a distance of 1447.45 feet to a point of curve;

Thence Northwesterly, along a curve concave to the northeast (said curve having a radius of 321.48 feet, a central angle of 32° 27' 49" and a long chord which bears N. 73° 54' 01" W., a distance of 179.72 feet) a distance of 182.15 feet to the west line of said Cemetery;

Thence N. 0° 05' 15" W., along said west line, a distance of 88.24 feet to a point on a curve;

Thence Southeasterly, along a curve concave to the northeast (said curve having a radius of 251.48 feet, a central angle of 43° 18' 23" and a long chord which bears S. 68° 28' 44" E., a distance of 185.59 feet) a distance of 190.08 feet to a point of tangency;

Thence N. 89° 52' 05" E., a distance of 1447.51 feet to the true point of beginning and containing 2.6241 acres, more or less,

for the purpose of constructing, maintaining and repairing of an arroyo channelization. This project is for the purpose of constructing Domingo-Baca Arroyo Channel, for the location of underground lines, if any, and the right to remove trees, bushes, undergrowth and other obstructions, interfering with said arroyo. It is understood that in signing this instrument the undersigned waives no rights for damages or compensation

APPROVED AS TO DESCRIPTION
DATE May 21, 1970
William T. Stevens
WILLIAM T. STEVENS CITY ENGINEER

which they might have as provided by law.

Said easement is subject to and in conjunction with other grants of easement heretofore granted on the above described real estate.

DATED: June 1, 1970.

ROMAN CATHOLIC CHURCH, ARCHDIOCESE OF SANTA ~~FE, A CORPORATION SOLE ,JAMES P. DAVIS,~~ ARCHBISHOP

By John J. Craig
Agent

STATE OF NEW MEXICO }
COUNTY OF BERNALILLO } ss.

The foregoing instrument was acknowledged before me this 1st day of June, 1970 by John J. Craig, Agent for Roman Catholic Church, Archdiocese of Santa Fe, a corporation sole, James P. Davis, Archbishop

Richard M. Cammarotta
Notary Public

My commission expires:
March 1, 1974