HYDROLOGY

E21/D25

MOUNTAIN RUN

SHOP

E21 D25

1 PLAN

INFORMATION SHEET

PROJECT TITLE MOUNTAIN RUN RESTAURANT TYPE OF SUBMITTAL DRAINAGE PLAN

ZONE ATLAS PAGE NO. E-21 CITY ADDRESS

LEGAL DESCRIPTION Parcel IV, Mountain Run Subdivision

ENGINEERING FIRM Bohannan–Huston, Inc. CONTACT Dave Milliken

ADDRESS 4125 Carlisle Blvd. NE Albuq., NM 87107 PHONE 881-2000

OWNER New England Restaurant Partnership CONTACT Glenn Gronnerud

ADDRESS 5 Post Oak Park, 13th Floor Houston, TX 77027 PHONE (713) 960-0050

ARCHITECT N/A CONTACT

ADDRESS PHONE

SURVEYOR N/A CONTACT

ADDRESS PHONE

CONTRACTOR N/A CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

RECEIVED
JAN 03 1983
ENGINEERING

DATE SUBMITTED: 1/2/84

BY: David M y Milliken

ENGINEERS PLANNERS PHOTOGRAMMETRISTS

BOHANNAN-HUSTON INC.

4125 CARLISLE BLVD., N.E. ALBUQUERQUE, NEW MEXICO 87107 505 881-2000
6713 VISCOUNT BLVD., EL PASO, TEXAS 79925 915 778-4491
330 GARFIELD, SANTA FE, NEW MEXICO 87501 505 988-7671

E21-D23

January 20, 1984

Mr. Billy Goolsby
Civil Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
JAN 24 1984
HYDROLOGY SECTION

Re: Mountain Run Restaurant Drainage Plan

Dear Billy:

Enclosed is an updated version of the Mountain Run Restaurant Drainage Plan. Please note that the only additions are indicating the drainage basin boundary and noting the locations of the asphalt parking areas. It is our understanding that these are the only additions required to obtain approval.

If you have any questions, do not hesitate to contact Dave Milliken or me.

Sincerely yours,

Michial M. Emery

Michial M. Emery, P.E.
Vice President

Enclosure

cc: Mr. Glenn Gronnerud
Mr. Jack Hudson

DMYM/mw
Job No. 3 240 1

PRINCIPALS
JERRY R. BOHANNAN, P.E. & L.S.
LARRY W. HUSTON
MICHIAL M. EMERY, P.E.

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

February 23, 1984

Mr. Michael Emery
Bohannan-Huston, Inc.
4125 Carlisle Blvd. NE
Albuquerque, New Mexico 87107

RE: GRADING & DRAINAGE PLAN FOR MOUNTAIN RUN RESTAURANT
(E[illegible]-D25) RECEIVED JANUARY 3, 1984

Dear Mike:

I appologize for not responding to the above referenced submittal. I had talked to Dave Milliken on the first submittal over the phone and he submitted the above referenced updated plan. I approved it January 27, 1984 however, I apparently neglected to write a letter and inform your company of it.

Consequently, this letter is to officially document that the plan is approved for drainage.

Please attach a copy of this plan to the construction set prior to issuance of the building permit.

If I can be of further assistance, please contact me.

Yours truly,

Billy J. Goolsby

Billy Goolsby, PE
City/County Flood Ordinance Administrator

BG/ca

INFORMATION SHEET

PROJECT TITLE NEW ENGLAND CLAM & SEAFOOD REST. TYPE OF SUBMITTAL GRADING PERM.

ZONE ATLAS PAGE NO. E-2.1 CITY ADDRESS JUAN TABO AT EUBANK

LEGAL DESCRIPTION MOUNTAIN RUN SUBDIVISION PARCEL IV

ENGINEERING FIRM BOHAMMAN HUSTON INC CONTACT DAVE WOODS

ADDRESS 4011 CARLISLE BLVD NE PHONE 881-2000

OWNER CAMPBELL CO. CONTACT DAVE MILLIKAN

ADDRESS 5 POST OAK PARK SUITE 1300 HOUSTON TX 77027 PHONE (713) 960-0050

ARCHITECT HUDSON PARTNERSHIP INC CONTACT ALLEN DEMOS

ADDRESS 11490 WESTHEIMER SUITE 150 HOUSTON TX 77077 PHONE (713) 558-1455

SURVEYOR _____ CONTACT _____

ADDRESS _____ PHONE _____

CONTRACTOR _____ CONTACT _____

ADDRESS _____ PHONE _____

PRE-DESIGN MEETING:

___ YES
X NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

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
___ GRADING/PAVING PERMIT APPROVAL
___ OTHER _____ (SPECIFY)

RECEIVED MAR 16 1984 HYDROLOGY SECTION

DATE SUBMITTED: _____

BY: _____

BOHANNAN-HUSTON INC.

4125 Carlisle Blvd. NE Albuquerque, New Mexico 87107
(505) 881-2000

Transmittal

To: CITY HYDROLOGY
2ND + CENTRAL

Attention: FRED AGUIRRE

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

Date: 3/16/84 Our job number: 32402
Your job number:

Job: MOUNTAIN RUN RESTRUANT (NEW ENGLAND CLAM + SEAFOOD RESTRUANT

We are enclosing:	For:
X 2 PRINTS	YOUR REVIEW
FINAL GRADING PLAN	

Comments: THIS AREA IS COVERED IN THE DRAINAGE PLAN FOR MOUNTAIN RUN SUBDIVISION (E-21 D-22). WE SUBMIT THIS FOR YOUR REVIEW PRIOR TO ITS SUBMITTAL WITH THE BUILDING PERMIT PLANS.

RECEIVED
MAR 16 1984
CITY OF ALBUQUERQUE
HYDROLOGY SECTION

By: DAVID WOODS thank you

Rec'd by: Cynthia Alderete Date: 3/16/84

☒ Please Return Signed Yellow Copy

2/1/84

INFORMATION SHEET

PROJECT TITLE NEW ENGLAND CLAM + SEAFOOD REST TYPE OF SUBMITTAL ROUGH GRADING PLAN

ZONE ATLAS PAGE NO. E-21 CITY ADDRESS

LEGAL DESCRIPTION MOUNTAIN RUN SUBDIVISION PARCEL II

ENGINEERING FIRM BOHANNAN HUSTON INC CONTACT DAVE WOODS

ADDRESS 4125 CARLISLE NE PHONE 881-2000

OWNER CAMPBELL CO. CONTACT DAVE MILLIKAN

ADDRESS 5 POST OAK PARK SUITE 1300 HOUSTON TX 77027 PHONE (713) 960-0050

ARCHITECT HUDSON PARTNERSHIP CONTACT

ADDRESS 11490 WESTHEIMER SUITE 150 HOUSTON TX 77077 PHONE (713) 558-1455

SURVEYOR CONTACT

ADDRESS PHONE

CONTRACTOR CONTACT

ADDRESS PHONE

PRE-DESIGN MEETING:

___ YES
___ NO
___ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

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

DATE SUBMITTED: 3/22/84

BY: [signature]

RECEIVED
MAR 23 1984
HYDROLOGY SECTION

BOHANNAN-HUSTON INC.

4125 Carlisle Blvd. NE Albuquerque, New Mexico 87107
(505) 881-2000

Transmittal

To: CITY HYDROLOGY
2ND & CENTRAL

Attention: FRED AGUIRRE OR BILLY GOODSBY

- ☐ Parcel Post
- ☒ Messenger
- ☐ First Class
- ☐ UPS
- ☐ Express Mail
- ☐ Air Freight
- ☐ Bus
- ☐ _____

Date: 3/22/84 Our job number: 32402
Your job number: E21-D2

Job: NEW ENGLAND CLAM & SEAFOOD RESTAURANT

We are enclosing:	For:
x 2 PRINTS GRADING PLAN	YOUR REVIEW

Comments: THESE PRINTS SUPERSEDED THOSE SUBMITTED LAST WEEK. PLEASE REVIEW THEM FOR ROUGH GRADING. THIS PLAN WILL ALSO BE INCLUDED IN THE BUILDING PERMIT DRAWINGS.

RECEIVED MAR 23 1984 HYDROLOGY SECTION

By: DAVE WOODS thank you

Rec'd by: M. King Date: 3/23/84

☐ Please Return Signed Yellow Copy

2/1/84

BOHANNAN-HUSTON INC.

4125 Carlisle Blvd. NE Albuquerque, New Mexico 87107
(505) 881-2000

Transmittal

To: CITY HYDROLOGY
2 NO CENTRAL

Attention: BILLY GOOLSBY

☐ Parcel Post ☒ Messenger
☐ First Class ☐ UPS
☐ Express Mail ☐ Air Freight
☐ Bus ☐ _____

Date: 4/9/84 Our job number: 32402
Your job number: E 21-D22

Job: NEW ENGLAND CLAM + SEAFOOD RESTAURANT

We are enclosing:		For:
X	GRADING PLAN ORIGINAL	ROUGH GRADING SIGNATURE
X	" " PRINT	

Comments: PLEASE SIGN THE ORIGINAL "APPROVED FOR ROUGH GRADING"
THE FOUNDATION PERMIT WILL BE OBTAINED WITH THE BUILDING PERMIT.
I HAVE ADDED THE VICINITY MAP AS YOU REQUESTED

By: DAVID WOODS thank you

Rec'd by: Cynthia Moreto Date: 4/9/84

☒ Please Return Signed Yellow Copy

2/1/84

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

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

April 9, 1984

Mr. Brian Burnett
Bohannan-Huston, Inc.
4125 Carlisle Blvd. N.E.
Albuquerque, New Mexico 87107

RE: FINAL GRADING PLAN FOR NEW ENGLAND CLAM & SEAFOOD RESTAURANT (E21-D22) RECEIVED APRIL 5, 1984

Dear Brian,

The above referenced plan with the revised date of April 5, 1984, is approved.

Please attach a copy of this plan to the construction set prior to release of the building permit.

If I can be of further assistance, please contact me.

Sincerely yours,

Billy J. Goolsby

Billy J. Goolsby, P.E.
City/County Flood Ordinance Administrator

BJG/ca

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: E 21 DATE: 6-11-85

PLANNING DIVISION NOS. EPC: _____ DRB: _____

SUBJECT: RESTAURANT & SHOPPING CTR Martin Run

LEGAL DESCRIP.: Parcel IV

APPROVAL REQUESTED

_____ PRELIMINARY PLAT _____ FINAL PLAT

_____ SITE DEVELOPMENT PLAN X BUILDING PERMIT

_____ ROUGH GRADING

	WHO:	REPRESENTING:
ATTENDANCE:	Philip Clark	
	Carlos A Montoya	

_____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.

_____ Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.

_____ Subdivision Improvements Agreement or Financial Security required.

FINDINGS: (1) Drainage plan per DPM (2) Drainage Plan must follow the master plan or update master plan (3) Coordinate with Planning on site development plan (4) May have to update site development plan

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:	Carlos Montoya	SIGNED:	Philip Clark
TITLE:		TITLE:	design engineer
DATE:	6-11-85	DATE:	6-11-85

NOTE PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MOUNTAIN RUN SHOP CTR ZONE ATLAS/DRNG. FILE #: E21 D25

LEGAL DESCRIPTION: PARCEL IV AND A PORTION OF PARCEL V MOUNTAIN RUN SUB'N.

CITY ADDRESS: 5809 JUAN TABO NE

ENGINEERING FIRM: ESPEY- HUSTON CONTACT: D. LORENZ

ADDRESS: 4801 INDIAN SCHOOL NE PHONE: 255-1625

OWNER: TRAMMEL- CROW CO. CONTACT: P. SILVERMAN

ADDRESS: 65 FIRST PLAZA PHONE: 843-7525

ARCHITECT: DE LA TORRE/ RAINHART CONTACT: G. RAINHART

ADDRESS: 2 WOODWARD CTR #200 PHONE: 842-9500

SURVEYOR: ESPEY- HUSTON CONTACT: T. ALDRICH

ADDRESS: SAME PHONE: 255-1625

CONTRACTOR: NONE CONTACT: —

ADDRESS: PHONE: —

RECEIVED JUN 27 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

X COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB-83-489

DRB NO. — 84/8/28

EPC NO. — 2.77.106.2

PROJ. NO. — 2/16/84

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER _____ (SPECIFY)

DATE SUBMITTED: JUNE 28, 1985

BY: D. LORENZ

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

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

July 19, 1985

Mr. Dennis Lorenz
Espey-Huston
4801 Indian School NE
Albuquerque, NM 87110

RE: DRAINAGE PLAN FOR MOUNTAIN RUN SHOP CENTER (E21/D25) RECEIVED JUNE 27, 1985

Dear Mr. Lorenz:

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

Flows from the site's rundown will be directed to parcel V of the Mountain Run Subdivision.

The drawing indicates that the asphalt is proposed. Please address the timetable of placing this asphalt and the possibility of erosion if the asphalt is not in place.

If you have any questions, please contact this office at 766-7644.

Sincerely,

Carlos A. Montoya

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MOUNTAIN RUN SHOP CTR ZONE ATLAS/DRNG. FILE #: E21

LEGAL DESCRIPTION: PARCEL IV AND A PORTION OF PARCEL V MOUNTAIN RUN SUB'N.

CITY ADDRESS: 5809 JUAN TABO NE

ENGINEERING FIRM: ESPEY- HUSTON CONTACT: D. LORENZ

ADDRESS: 4801 INDIAN SCHOOL NE PHONE: 255-1625

OWNER: TRAMMEL- CROW CO. CONTACT: P. SILVERMAN

ADDRESS: 65 FIRST PLAZA PHONE: 843-7525

ARCHITECT: DE LA TORRE/ RAINHART CONTACT: G. RAINHART

ADDRESS: 2 WOODWARD CTR #200 PHONE: 842-9500

SURVEYOR: ESPEY- HUSTON CONTACT: T. ALDRICH

ADDRESS: SAME PHONE: 255-1625

CONTRACTOR: NONE CONTACT: —

ADDRESS: — PHONE: —

RECEIVED JUL 29 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

___ OTHER ___ (SPECIFY)

DATE SUBMITTED: JULY 26, 1985

BY: D. LORENZ

ESPEY, HUSTON & ASSOCIATES, INC.
Engineering & Environmental Consultants
4801 INDIAN SCHOOL ROAD, N.E., SUITE 204
ALBUQUERQUE, N.M. 87110
(505) 255-1625

July 26, 1985

RECEIVED
JUL 29 1985
HYDROLOGY SECTION

CORPORATE OFFICE
P.O. BOX 519
AUSTIN, TEXAS 78767

Mr. Carlos Montoya
City/County Flood Plain Administration
City of Albuquerque
123 Central NW
Albuquerque, New Mexico 87101

SUBJECT: Drainage Plan for Mountain Run Shopping Center (E21/D25)
EH&A Job No. 6731

Dear Carlos:

I have spoken with Mr. Mike Chattum, Construction Superintendent at the Mountain Run Apartment site regarding paving improvements on the northern portion of Parcel V. He anticipates commencing paving improvements within the next 2 weeks. This schedule indicates that Parcel V will be paved and available to accept offsite stormwater ahead of construction operations on the Mountain Run Shopping Center.

I hope you find this information satisfactory. If you have any questions, please call.

Sincerely,

Dennis A. Lorenz
Staff Engineer

/kh

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

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

August 2, 1985

Mr. Dennis Lorenz
Espey-Huston
4801 Indian School NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR MOUNTAIN RUN SHOP CENTER (E21-D25) RECEIVED JULY 29, 1985

Dear Mr. Lorenz:

The above referenced plan, dated June 25, 1985 is approved.

Please attach a copy of this approved plan to the construction set prior to Hydrology sign-off.

If I can be of further assistance, please contact me at 766-7644.

Sincerely,

Carlos A. Montoya

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MOUNTAIN RUN SHOP CTR ZONE ATLAS/DRNG. FILE #: E21/D25

LEGAL DESCRIPTION: PARCEL IV AND A PORTION OF PARCEL V MOUNTAIN RUN SUB'N.

CITY ADDRESS: 5809 JUAN TABO NE

ENGINEERING FIRM: ESPEY- HUSTON CONTACT: D. LORENZ

ADDRESS: 4801 INDIAN SCHOOL NE PHONE: 255-1625

OWNER: TRAMMEL- CROW CO. CONTACT: P. SILVERMAN

ADDRESS: 65 FIRST PLAZA PHONE: 843-7525

ARCHITECT: DE LA TORRE/ RAINHART CONTACT: G. RAINHART

ADDRESS: 2 WOODWARD CTR #200 PHONE: 842-9500

SURVEYOR: ESPEY- HUSTON CONTACT: T. ALDRICH

ADDRESS: SAME PHONE: 255-1625

CONTRACTOR: NONE CONTACT: —

ADDRESS: — PHONE: —

RECEIVED AUG 06 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

X YES

___ NO

___ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. ___

PROJ. NO. ___

TYPE OF SUBMITTAL:

___ DRAINAGE REPORT

X 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

X BUILDING PERMIT APPROVAL

___ FOUNDATION PERMIT APPROVAL

___ CERTIFICATE OF OCCUPANCY APPROVAL

___ ROUGH GRADING PERMIT APPROVAL

___ GRADING/PAVING PERMIT APPROVAL

X OTHER REVISIONS (SPECIFY)

PER D. HARMON. FOR YOUR RECORD

DATE SUBMITTED: AUG 6, 1985

BY: D. LORENZ

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

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

August 16, 1985

Mr. Dennis Lorenz
Espey-Huston
4801 Indian School NE
Albuquerque, NM 87110

REF: DRAINAGE PLAN FOR MOUNTAIN RUN SHOP CENTER (E21-D25)

Dear Mr. Lorenz:

The above referenced plan, dated August 5, 1985 is approved for Building Permit sign-off.

Please attach a copy of this approved plan to both sets of construction plans prior to sign-off by Hydrology.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM/cl

INSTRUCTIONS

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets if necessary. The completed application is to be submitted to the Planning Division by the applicant or agent. Each application must be accompanied by the filing fee (checks are preferred and made payable to the City of Albuquerque). All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches. Additional information may be obtained from the Planning Division (505) 766-7422.

APPLICATION FOR: This is a request for DRB final sign off of this site plan

___ **ZONE MAP AMENDMENT**

X **DEVELOPMENT PLAN REVIEW**

X Site Development Plan

___ Industrial Park Plan

___ Shopping Center Plan

___ **ANNEXATION**

___ **SECTOR DEVELOPMENT PLAN**

___ Conceptual Review

___ Planning Commission Review

___ Final Plan

1. APPLICANT INFORMATION

a. Applicant: NEW ENGLAND RESTAURANT PARTNERSHIP Telephone: (713) 960-0050

Mailing Address: 5 Post Oak Park, 13th Floor

Houston, TX Zip Code: 77027

Applicant's Proprietary Interest in the Property: Owner

b. Agent (if any): BOHANNAN-HUSTON, INC. Telephone: 881-2000

Mailing Address: 4125 Carlisle Blvd., NE

Albuquerque, NM Zip Code: 87107

c. Signature of applicant/agent: Michael M Gray / Agent Date: 3-6-84

2. LOCATION OF REQUEST

a. Street Address (if any):

b. Legal Description of the Property:

(1) Lot(s)/Tract(s): PARCEL IV

(2) Block:

(3) Subdivision-Addition Name/MRGCD Map: MOUNTAIN RUN SUBDIVISION

c. Location of Property by Streets: SOUTH SIDE OF JUAN TABO BOULEVARD, APPROXIMATELY 800 FEET SOUTHEAST OF EUBANK BLVD.

d. Uniform Property Code:

3. PROJECT DETAILS

a. Present Zoning: C-2 Proposed: C-2

b. Number of Lots Existing: 1 Proposed: 1

c. Number of Dwelling Units Existing: 0 Proposed: 0

d. Total Land Area Covered by Request: Acres 2.1761 Sq. Feet: 94,790

4. JUSTIFICATION (Reason) FOR REQUEST On a separate sheet describe why the current zoning is inappropriate and/or the proposed zoning more desirable for the community.

5. DESCRIPTION OF REQUEST On a separate sheet describe the proposed development.

6. ATTACHMENTS

Zone Map Amendment or Development Plan Review	30 copies
Zone Map Amendment and Annexation	40 copies
Sector Development Plan	

PLANNING DIVISION INTERNAL USE ONLY

Cross-references: Z-77-106-2 No. Signs Issued:

Application and Fee Received by O. Pava Date: March 7, 1984

Fee Paid: Dollars $ Method of Payment: CREDIT:

TREASURER VALIDATION

Distribution: Secretary-Orig./Case File
Applicant/Agent
Treasurer

MAP NO. E-21-D25

HEARING DATE: March 13

CASE NUMBER: DRB-83-484 Z-77-106-2 Z-AX-SD

Rev. 3/83

CAMPBELL
AND
COMPANY

03/05/84

Mr. Gene Mares
Planning Division
Minicipal Development Department
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

RE: Z-77-106-2
New England Clam and Seafood Restaurant
in Mountain Run Subdivision

Dear Gene:

As you are aware, the Environmental Planning Commission approved the Site Development Plan for the above referenced project subject to your four findings. We are enclosing five copies of the final site plan for distribution to the Development Review Board. Please note that this case was previously presented to the DRB on January 24, 1984 (case number DRB-83-489).

Since presentation to the EPC, it has become evident that additional enclosed seating area is necessary. In order to accomplish this without significantly altering the site plan, a portion of the 15' wide deck on the back side of the building has been enclosed. This allows the seating area to be increased by approximately 675 square feet. As you can see by reviewing the enclosed drawings:

a) The appearance of the building and the site plan from Juan Tabo Boulevard is unchanged

b) The landscaped area on the site is not reduced by this change, and

c) There is still more than adequate parking provided on-site (55 spaces required, 102 spaces proviced)

CAMPBELL
HOSPITALITY
CORPORATION

5 POST OAK PARK
13TH FLOOR
HOUSTON, TEXAS 77027
713-960-0050

This change was discussed with Bob Cole, of your office, on February 29, to see if it would be considered a major revision and require re-submittal to the EPC. Bob felt that due to items a, b, and c above, the change could probably be handled administratively by the DRB.

We request to be placed on the agenda for the next DRB meeting. It is our hope that the site plan can be approved at that time.

If you have any questions, do not hesitate to contact me.

Thank you.

Sincerely yours,

David M.Y. Millikan

David M.Y. Millikan
Design/Development Manager
Central Region

1. Myer's Capital intends to prepare a Site Plan for their property once a user/client is found. The Site Plan will show how the property will be utilized and how the access issues will be addressed.

2. In terms of access, the traffic engineer's comments, in his opinion, relate only to the frontage roads at this point in time. In 18 months that conversion will have been made. The plan proposed an Elena or Balboa overcrossing which would allow a circulation pattern which would be improved by that overcrossing.

Commission Comments/Concerns

1. Since the North Interstate 25/Richfield Sector Development Plan has not yet been adopted by the City Council, it would be inappropriate for the Commission to consider Finding 3 as recommended by Staff.

2. It was the consensus of the Commission that future development plans for this area should be reviewed by the Commission even if the North Interstate 40/Richfield Sector Development Plan is approved.

The following action was taken by the Commission.

FINDINGS:

1. The requested annexation and simultaneous establishment of IP zoning is appropriate, encouraged, and supported by the North Interstate 25/Richfield Sector Development Plan.

2. The adoption of the North Interstate 25/Richfield Sector Development Plan will provide an overall public infrastructure plan for the entire area under consideration.

3. Individual Site Development Plans must be reviewed by the Environmental Planning Commission.

THEREFORE, BE IT RESOLVED THAT AX-83-23/Z-83-135 be recommended for approval by the City Council, based on the above Findings.

MOVED BY COMMISSIONER WOLFE
SECONDED BY COMMISSIONER SANCHEZ — Motion Carried Unanimously

11. Z-77-106-2 Bohannan-Huston, Incorporated, agents for New England Restaurant Partnership, requests Shopping Center Plan Approval for Parcel IV, Tract H-1, Mountain Run Subdivision, zoned C-2, located at the south side of Juan Tabo Boulevard, N.E., between Eubank Boulevard and Malaguena Lane, N.E., containing approximately 2.18 acres. (E-21)

There was no one present at the hearing in opposition to the request.

Staff Comments

Robert O. Cole, Planner, Planning Division, Municipal Development Department

1. Reiterated recommendations by staff in the written report. Approval is recommended, subject to the modifications recommended.

Persons Speaking on Behalf of the Request

David Millikan, agent, Bohannan-Huston, Incorporated, 4125 Carlisle Boulevard, N.E., 87107; Floyd Hopkins, agent, c/o Bohannan-Huston, Incorporated, 4125 Carlisle Boulevard, N.E.; 87107

David Millikan

1. Would like some direction by the Commission or staff on sign size.

2. Will comply with staff's recommendations for a keyway in the parking area. Landscaping will be made in conjunction with the change and overall landscaping for the site will comply with requirements.

Floyd Hopkins

1. The proposed building is 12 feet in height. The roof structure is sloped at 45 degree angles. The inside ceiling of the dining area is approximately 20 feet in height.

2. The building proposed reflects a New England type structure.

3. A waterway, sidewalk, and five-foot landscaped area are proposed around the structure. The waterway extends 15 feet from the building. The depth is approximately two feet. The site will not be graded so that it is more conducive to the circular/replacement movement of the water around the building.

4. Exterior of the building will be treated wood.

Commission Comments and Concerns and Responses by Agents and Staff

1. What is the proposed color of the restaurant?

   -- Pale blue with white trim.

2. The plant species proposed might necessitate modification since they may not readily grow in this type of climate.

3. What is the relationship between the finished floor elevation and ridge line of the building?

   -- Approximately 40 feet from the high point of the roof.

4. How high is the clock tower?

   -- Approximately 65 feet in height.

5. What are staff's recommendations with relation to the sign's size?

   -- In this particular case, with the design proposed, the fact that it will have wall-mounted signs and that there is an shopping center sign, a ground-mounted monument type sign is recommended.

6. The applicant is attempting to create a different environment which is foreign to New Mexico. However, the Commission should try to determine if this type of environment is conducive to New Mexico or not.

7. The color the Commission favors for the structure is pale blue with white trim.

Commission Comments and Concerns -- Con

1. The building's character does not seem to blend favorably with the existing shopping center.

2. Although the agents have submitted architecturally what their client desires, other structures which are architecturally different to this City (the Spaghetti Machine, Captain Ahab's) have not made a success of their business. There is concern that if this type of business does not succeed, the community will be saddled with a structure that "sticks out" and not readily occupied.

The following action was taken by the Commission.

FINDINGS:

1. Street trees must be set back from the curb a minimum of 15 feet in accordance with the Street Treet Ordinance.

2. The circular parking lot shall be replaced by a conventional lot, with a key-way provided at the end.

3. No free-standing pole sign will be allowed. However, a ground-mounted monument type sign on the Juan Tabo side of the structure is allowed. Dimensions of the sign shall be reviewed and approved by staff.

4. Approved color, as proposed by architect, for the structure shall be pale blue with white trim.

THEREFORE, BE IT RESOLVED THAT Z-77-106-2, the Site Development Plan, be approved, subject to the above Findings.

MOVED BY COMMISSIONER SANCHEZ
SECONDED BY COMMISSIONER WOLFE

Motion Carried 8-1 (Commissioner Gregory voted, "No.")

12. AX-84-2
Z-84-14

Denny-Gross and Associates, Incorporated, agents for Laurelwood II Joint Venture, request annexation and simultaneous establishment of RD zoning for Tract A, El Rancho Atrisco Phase IV, located at the northwest corner of the intersection of Ninety-Eighth Street and Unser Boulevard, N.W., containing approximately 116.28 acres. (G/H-9)

There was no one present on behalf of this request.

Commission Chairman Sutton noted a request by the agent for a 30-day deferral.

The following action was taken by the Commission.

THEREFORE, BE IT RESOLVED THAT AX-84-2/Z-84-14 be deferred, based on agent's request for deferral.

MOVED BY COMMISSIONER SANCHEZ
SECONDED BY COMMISSIONER WOLFE

Motion Carried Unanimously

13. AX-84-1
Z-84-13

Andrews, Asbury & Robert, Incorporated, agents for First Western Montano Joint Venture, request annexation and simultaneous establishment of R-3, C-2 and M-2 zoning, and a change of zone from M-2 to R-3 for Tract C, and M-2 to C-2 for Tract D, located north of Montano Road, N.E., between the Alameda Lateral and the North Diversion Channel, containing approximately 200.78 acres. (F-15/16)

There was no one present on behalf of this request.

Commission Chairman Sutton noted a request by the agent for a 30-day deferral.

The following action was taken by the Commission.

THEREFORE, BE IT RESOLVED THAT AX-84-1/Z-84-13 be deferred, based on agent's request for deferral.

MOVED BY COMMISSIONER GREGORY
SECONDED BY COMMISSIONER BOEHNING

Motion Carried Unanimously

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