



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

February 6, 1986

Larry Eckhart
Gardner-Zemke Company
4600 Lincoln Road, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR ADDITION TO GARDNER-ZEMKE
RECEIVED FEBRUARY 4, 1986 (F-17/D39)

Dear Mr. Eckhart:

The referenced plan dated January 31, 1986, is approved for Building Permit sign-off.

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

Cordially,

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

BJM:CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

PROJECT TITLE: GARDNER - ZEMKE ADDIT. 1 TO BLDG ZONE ATLANTA NG. FILE #: F-17-D39
LEGAL DESCRIPTION: TRACT A-1 OF LAND OF GARDNER - ZEMKE
CITY ADDRESS: 4600 LINCOLN ROAD

ENGINEERING FIRM: DARRYL REINLE CONTACT: SAME

ADDRESS: _____ PHONE: _____

OWNER: GARDNER - ZEMKE CO. CONTACT: LARRY ECKHARDT

ADDRESS: 4600 LINCOLN RD NE PHONE: 881-0555
268-0963

ARCHITECT: SAME CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: SAME CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: SAME CONTACT: _____

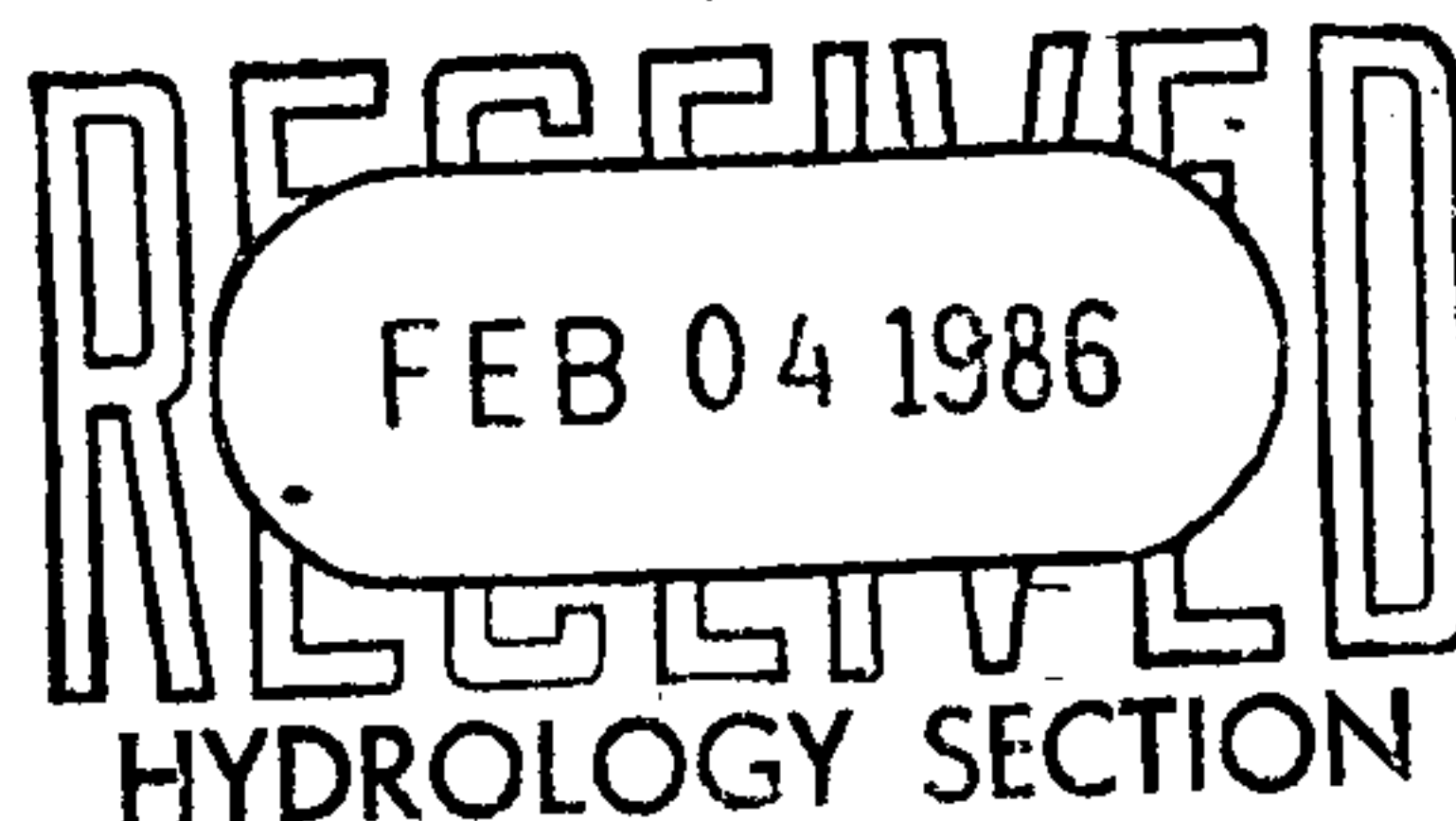
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES

☐ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED



DRB NO. 84-360 5/22/84
EPC NO. _____
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: 1/31/86

BY: Larry Eckhardt



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

July 6, 1984

Mr. Richard Hall
Hall Engineering Co.
337 Eubank NE, Suite 103
Albuquerque, NM 87123

REF: GRADING AND DRAINAGE PLAN FOR GARDNER-ZEMKE ADDITION (F17-D39)
RECEIVED MAY 25, 1984

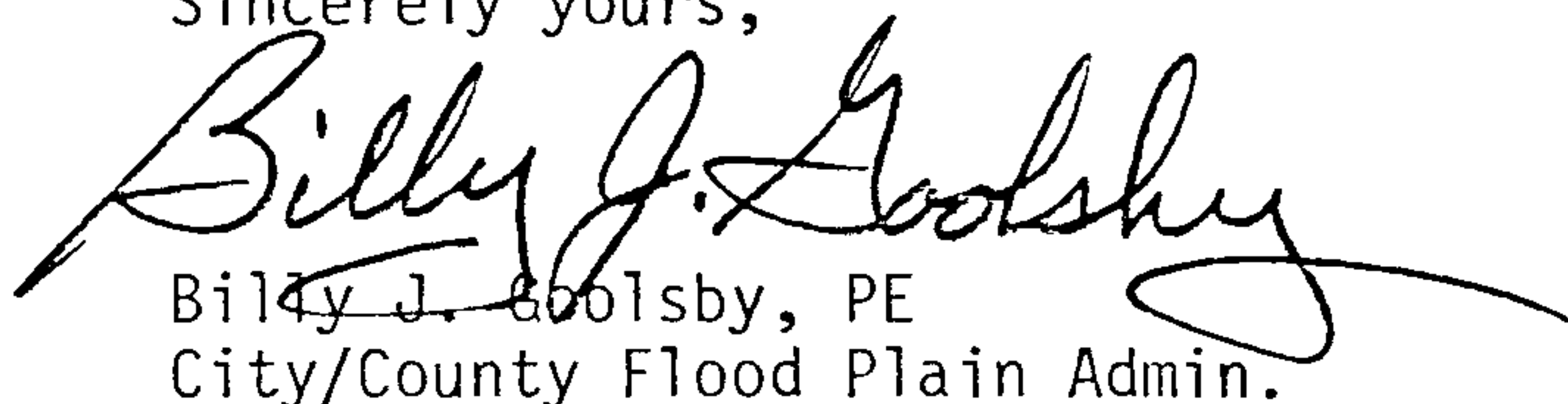
Dear Rick:

The above referenced plan, dated May 25, 1984, is approved.

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

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

Sincerely yours,


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

BJG:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

INFORMATION SHEET

PROJECT TITLE GARDNER-ZEMKE TYPE OF SUBMITTAL Grading and Drainage Plan
ZONE ATLAS PAGE NO. F-17 CITY ADDRESS 4600 Osuna Rd NE
LEGAL DESCRIPTION Tract "A-1" Gardner-Zemke Co., Inc.
ENGINEERING FIRM HALL ENGINEERING CO. CONTACT Richard Hall
ADDRESS 2625 Pennsylvania Suite 350 PHONE 884-6444
OWNER Gardner-Zemke Co., Inc. CONTACT Darryl Calsveek
ADDRESS 4600 Osuna Rd NE PHONE 881-0555
ARCHITECT George Gee CONTACT George Gee
ADDRESS 202 Central Ave PHONE 842-5630
SURVEYOR Hall Engineering Co. CONTACT Richard Hall
ADDRESS 2625 Pennsylvania Suite 350 PHONE 884-6444
CONTRACTOR Klinger Constructors, Inc. CONTACT Darryl Calsveek
ADDRESS 2400 Louisiana Blvd. NE PHONE 881-4961

PRE-DESIGN MEETING:

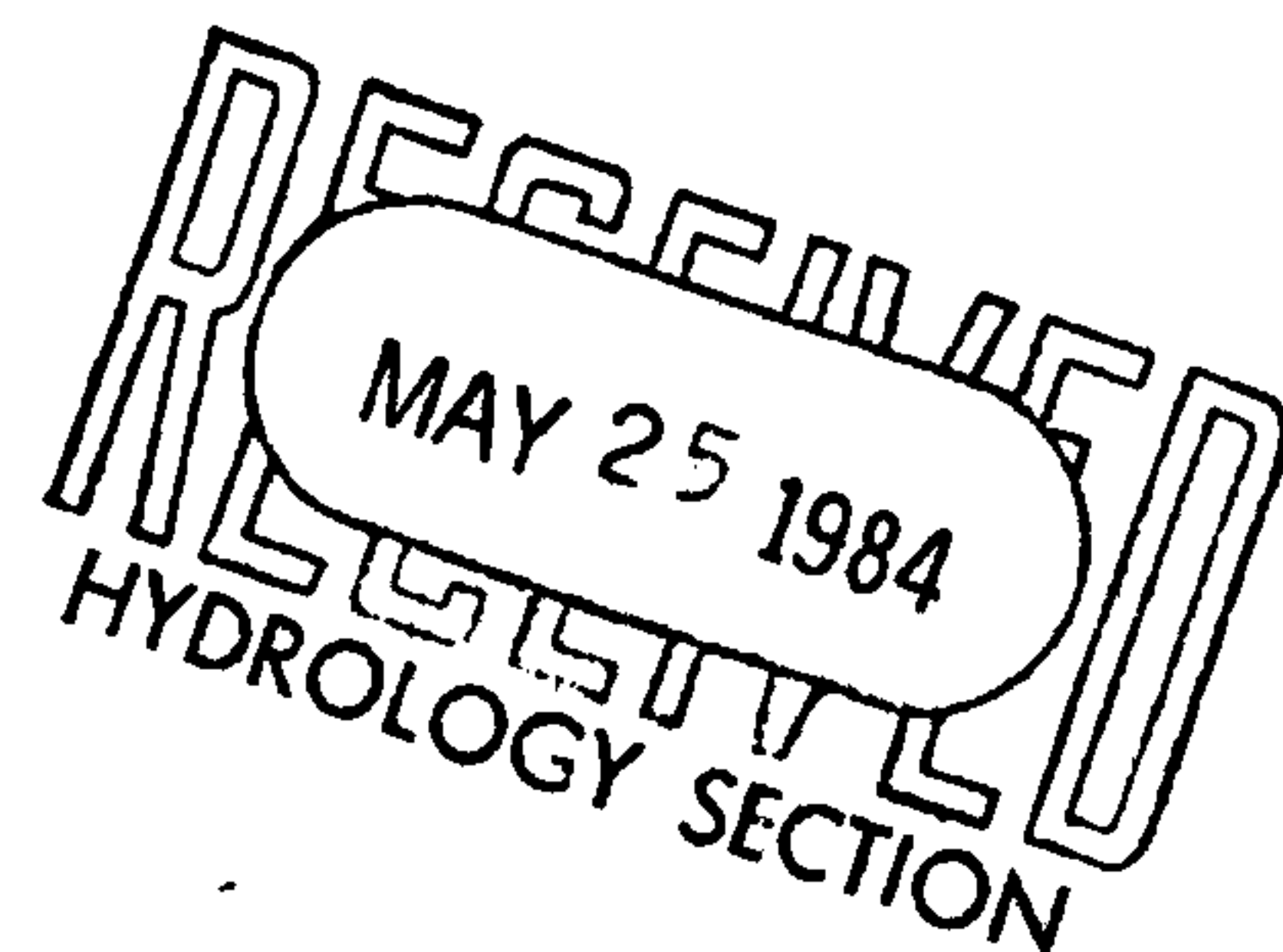
☒ YES
☐ NO
☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

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
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: May 25, 1984

BY: Richard Hall



HALL ENGINEERING
2625 Pennsylvania Ave., N.E.
Suite 350
Albuquerque, New Mexico 87110

OF COUNSEL
DON L. DICKASON
RAY H. RODEY

RODEY, DICKASON, SLOAN, AKIN & ROBB, P. A.

PEARCE C. RODEY (1889-1958)

COUNSELLORS AND ATTORNEYS AT LAW

20 FIRST PLAZA, SUITE 700

P. O. BOX 1888

ALBUQUERQUE, NEW MEXICO 87103

TELEPHONE 765-5900

AREA CODE 505

TELECOPIER 765-5903

TELEX 660401

SANTA FE OFFICE:
MARCY PLAZA, SUITE 101
123 EAST MARCY STREET
P. O. BOX 1357
SANTA FE, NM 87501-1357
TELEPHONE 984-0100
AREA CODE 505

RIO RANCHO OFFICE:
JEMEZ PROFESSIONAL BLDG.
3615 RIO RANCHO BLVD.
SUITE 203 A
P. O. BOX 15423
RIO RANCHO, NM 87174-0423
TELEPHONE 765-5900
AREA CODE 505

WILLIAM A. SLOAN
JACKSON G. AKIN
JOHN D. ROBB
CHARLES B. LARRABEE
JAMES C. RITCHIE
JOHN P. EASTHAM
WILLIAM C. SCHAAK
ROBERT D. TAICHERT
ROBERT M. ST. JOHN
JOSEPH J. MULLINS
DUANE C. GILKEY
MARK K. ADAMS
ROBERT G. MCCORKLE
PETER G. PRINA
BRUCE HALL
JOHN P. SALAZAR
WILLIAM S. DIXON
JOHN R. BURTON
REX D. THROCKMORTON
JONATHAN W. HEWES
GENE C. WALTON
RICHARD C. MINZNER
W. ROBERT LASATER, JR.
RICHARD K. BARLOW
CHARLES L. SAUNDERS
MARK C. MEIERING
VICTOR R. MARSHALL
ROBERT A. JOHNSON
PAUL D. BARBER
JOE L. McCLAGHERTY
JAMES S. STARZYNSKI
CATHERINE T. GOLDBERG
DONALD B. MONNHEIMER
KENNETH J. FERGUSON
STANLEY N. HATCH
PAUL A. COOTER
DIANE FISHER
M. RICHARD BEITLER, JR.
TRAVIS R. COLLIER
BEN M. ALLEN
JO SAXTON BRAYER
EDWARD RICCO
W. MARK MOWERY
PATRICK M. SHAY
NANCY J. APPLEBY
ANDREW M. IVES, JR.
JAY R. HONE
DEBRA ROMERO THAL
JAMES L. RASMUSSEN
PATRICK M. MACIAS
EDWARD W. SHEPHERD
ELLEN G. THORNE
WAYNE G. CHEW
HENRY M. BOHNHOFF
SHANNON L. DONAHUE
TIMOTHY P. KEIL
WILLIAM B. KIRLEY
TRACY E. McGEE
MATTHEW M. SPANGLER
JAMES O. BROWNING
DAVID C. DAVENPORT, JR.

May 25, 1984

HAND DELIVERED

Mr. Gene Mares
Chairman
Development Review Board
Third Floor - City Hall
400 Marquette, N.W.
Albuquerque, New Mexico 87102

Re: DRB-84-239

DMJM /Adam, Hamlyn, Anderson, Agents for Humana, request
Site Development Plan approval for Lots C-2, C-3, C-4 and
D-3, Albuquerque Industrial Park Site, zone IP, and
located Singer, Kircher, and Office Boulevard, N.E.
(E and F-17)

Dear Mr. Mares:

This is to confirm our understanding that the above referenced
matter will not be considered by the Development Review Board
on Tuesday, May 29, 1984.

It is our understanding that this matter had previously been
set to be heard on Tuesday, May 29, 1984. However, it is our
understanding that publication and other appropriate notice
will now be given before this matter is set to be heard again
before the Development Review Board.

If our understanding is incorrect in any regard, please let us
know so that we may proceed appropriately.

Sincerely,

RODEY, DICKASON, SLOAN, AKIN & ROBB, P.A.

By:

John P. Salazar

JPS:cbk

F17D40

File w/
report

RODEY, DICKASON, SLOAN AKIN & ROBB, P. A.

Mr. Gene Mares
May 25, 1984
Page 2

cc: Jon Ertsgaard, Water Resources
Department
Fred Aguirre, City Engineering
Division
Robert Fosnaugh, Traffic Division
Marty Valdez, Parks & Recreation
Department
(all hand delivered)

OF COUNSEL
DON L. DICKASON
RAY H. RODEY

RODEY, DICKASON, SLOAN, AKIN & ROBB, P. A.

PEARCE C. RODEY (1889-1958)

WILLIAM A. SLOAN JACKSON G. AKIN JOHN D. ROBB CHARLES B. LARRABEE JAMES C. RITCHIE JOHN P. EASTHAM WILLIAM C. SCHAAB ROBERT D. TAICHERT ROBERT M. ST. JOHN JOSEPH J. MULLINS DUANE C. GILKEY MARK K. ADAMS ROBERT G. McCORKLE PETER G. PRINA BRUCE HALL JOHN P. SALAZAR WILLIAM S. DIXON JOHN P. BURTON REX D. THROCKMORTON JONATHAN W. HEWES GENE C. WALTON RICHARD C. MINZNER W. ROBERT LASATER, JR. RICHARD K. BARLOW CHARLES L. SAUNDERS MARK C. MEIERING VICTOR R. MARSHALL ROBERT A. JOHNSON PAUL D. BARBER JOE L. McCLAUGHERTY JAMES S. STARZYNSKI	CATHERINE T. GOLDBERG DONALD B. MONNHEIMER KENNETH J. FERGUSON STANLEY N. HATCH PAUL A. COOTER DIANE FISHER M. RICHARD BEITLER, JR. TRAVIS R. COLLIER BEN M. ALLEN JO SAXTON BRAYER EDWARD RICCO W. MARK MOWERY PATRICK M. SHAY NANCY J. APPELBY ANDREW M. IVES, JR. JAY R. HONE DEBRA ROMERO THAL JAMES L. RASMUSSEN PATRICK M. MACIAS EDWARD W. SHEPHERD ELLEN G. THORNE WAYNE G. CHEW HENRY M. BOHNHOFF SHANNON L. DONAHUE TIMOTHY P. KEIL WILLIAM B. KIRLEY TRACY E. McGEE MATTHEW M. SPANGLER JAMES O. BROWNING DAVID C. DAVENPORT, JR.
---	---

COUNSELLORS AND ATTORNEYS AT LAW

20 FIRST PLAZA, SUITE 700

P. O. BOX 1888

ALBUQUERQUE, NEW MEXICO 87103

TELEPHONE 765-5900

AREA CODE 505

TELECOPIER 765-5903

TELEX 660401

May 21, 1984

HAND DELIVERED

SANTA FE OFFICE:
MARCY PLAZA, SUITE 101
123 EAST MARCY STREET
P. O. BOX 1357
SANTA FE, NM 87501-1357
TELEPHONE 984-0100
AREA CODE 505

RIO RANCHO OFFICE:
JEMEZ PROFESSIONAL BLDG.
3615 RIO RANCHO BLVD.
SUITE 203 A
P. O. BOX 15423
RIO RANCHO, NM 87174-0423
TELEPHONE 765-5900
AREA CODE 505

Mr. Gene Mares
Chairman
Development Review Board
Third Floor - City Hall
400 Marquette, N.W.
Albuquerque, New Mexico 87102

Re: DRB-84-239
DMJM/Adam, Hamlyn, Anderson, Agents for Humana, request
Site Development Plan approval for Lots C-2, C-3, C-4, and
D-3, Albuquerque Industrial Park Site, zoned IP, and
located Singer, Kircher, and Office Boulevard, N.E.
(E and F-17)

Dear Mr. Mares:

Our office represents Southwest Community Health Services. It is our understanding that the above referenced matter is set for final sign-off before the Development Review Board on Tuesday, May 22, 1984.

This is to register our objection to any further consideration of the proposed Site Development Plan for the subject property at the present time. Approval of a Site Development Plan re the above referenced request would be premature and inappropriate at the present time for reasons set forth hereinafter.

Initially, we would note that proper notice of the City's consideration of this particular application has apparently not been given. Section 41E of the Zoning Ordinance requires that hearings relating to Site Development Plans shall abide by the provisions of Section 41C of the Zoning Ordinance. Section 41E specifically provides:

"Hearing and Decision on Approval of Development Plans.
Hearings by the Planning Commission in initial approval or amendment to a Sector Development Plan or Site Development Plan specified under a zone in this ordinance shall abide by the provisions of Subsection C of this section."

Mr. Gene Mares
May 21, 1984
Page 2

If the EPC were to hear this matter, it would have to give notice pursuant to the provisions of Section 41C. Assuming, for the purpose of argument, that specific site development plan approval has been delegated to the Development Review Board (DRB), surely the DRB is not in a position to waive any notice requirements that would apply to the EPC by the simple expedient of having been delegated a portion of the EPC's responsibility.

Section 41C2 provides:

"The Planning Commission and Zoning Hearing Examiner shall fix a regular time and place for meetings to consider applications for amending the Zone Maps of this ordinance. Such consideration shall be at a public hearing at a time and place contained in a public notice in a daily newspaper of general circulation in the City of Albuquerque at least fifteen (15) days before the date of the hearing. The notice shall give the location of the property, the present zoning, the requested zoning, and the place where copies of the application may be examined."

At a minimum, notice should have been given in a daily newspaper of general circulation at least fifteen days before the date of the hearing upon which this application is to be acted upon. Further, it would appear that there are additional notice requirements applicable to this situation which call for the posting of signs (Section 41C4A or 41C5) and possibly the mailing of written notice not less than six days prior to the date of the hearing to all owners of property within one hundred feet of the exterior boundaries of the area proposed to be changed (Section 41C4b).

We would submit that the failure to give proper notice in connection with the approval of the proposed Site Development Plan would constitute a jurisdictional defect which would make any action taken with regard thereto null, void and of no effect whatsoever and subject to challenge at any time by any interested party.

It is our further understanding that no Development Plan has been adopted for the Albuquerque Industrial Park Site. Section 24 of the Zoning Ordinance dealing with the Industrial Park zone sets forth the requirement for a Development Plan at Section 24H3. An overall Development Plan is required before any specified uses are permitted to be undertaken within a given industrial park zoned IP. Certainly, a Development Plan for the entire Albuquerque

Mr. Gene Mares
May 21, 1984
Page 3

Industrial Park site must be approved prior to the issuance of a building permit as required by Section 24H3b. While Section 24H3b does authorize the Planning Commission to delegate approval of some or all of the plan to the Planning Director, there is no evidence that such delegation has taken place with regard to the Albuquerque Industrial Park Site.

There is apparently some evidence that an attempt has been made to delegate the approval of individual site plans to the Planning Director. However, there is no evidence of which we are aware which would provide for the delegation of approval of all or a portion of the master Development Plan to the Planning Director or the DRB.

In the event it is suggested that the DRB has the authority to approve the Development Plan for the Albuquerque Industrial Park site, then we would ask whether such a development plan has been approved for the entire Albuquerque Industrial Park site pursuant to which the presently pending application could be considered. Our understanding is that no Master Development Plan for the Albuquerque Industrial Park site has been approved by the EPC, the Planning Director or the DRB. Therefore, any consideration of the presently pending application is premature and inappropriate.

For the reasons stated hereinabove, we respectfully request that the above referenced matter be deferred indefinitely until such time as a Development Plan as called for in Section 24 of the Zoning Ordinance for development pursuant to IP zoning is prepared and approved by the Environmental Planning Commission and proper and appropriate notice is given of any hearing which may take place in the future in connection with this specific site development plan for a site or sites within the Albuquerque Industrial Park Site.

Sincerely,

RODEY, DICKASON, SLOAN, AKIN & ROBB, P.A.

By:
John P. Salazar

JPS:cbk

RODEY, DICKASON, SLOAN, AKIN & ROBB, P. A.

Mr. Gene Mares
May 21, 1984
Page 4

cc: Jon Ertsgaard, Water Resources
Department
Fred Aguirre, City Engineering
Division
Robert Fosnaugh, Traffic Division
Marty Valdez, Parks & Recreation
Department
(all hand delivered)



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. F17 DATE: 5/16/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Gardner Zemka Inc. Addition

WHO	REPRESENTING
ATTENDANCE: <u>Frank Lovelady</u>	_____
<u>Billy Goolsby</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS: ① Check on existing plan on file & update if on record. If no record exists submit plan to show what is proposed.
② Analysis should show that ~~runoff~~ increased runoff is insignificant.

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: <u>Billy G. Goolsby</u>	SIGNED: <u>Frank D. Lovelady</u>
TITLE: <u>CF/Hydrology</u>	TITLE: _____
DATE: <u>5/16/84</u>	DATE: <u>5/16/84</u>

717-D-39

DRAINAGE INFORMATION SHEET

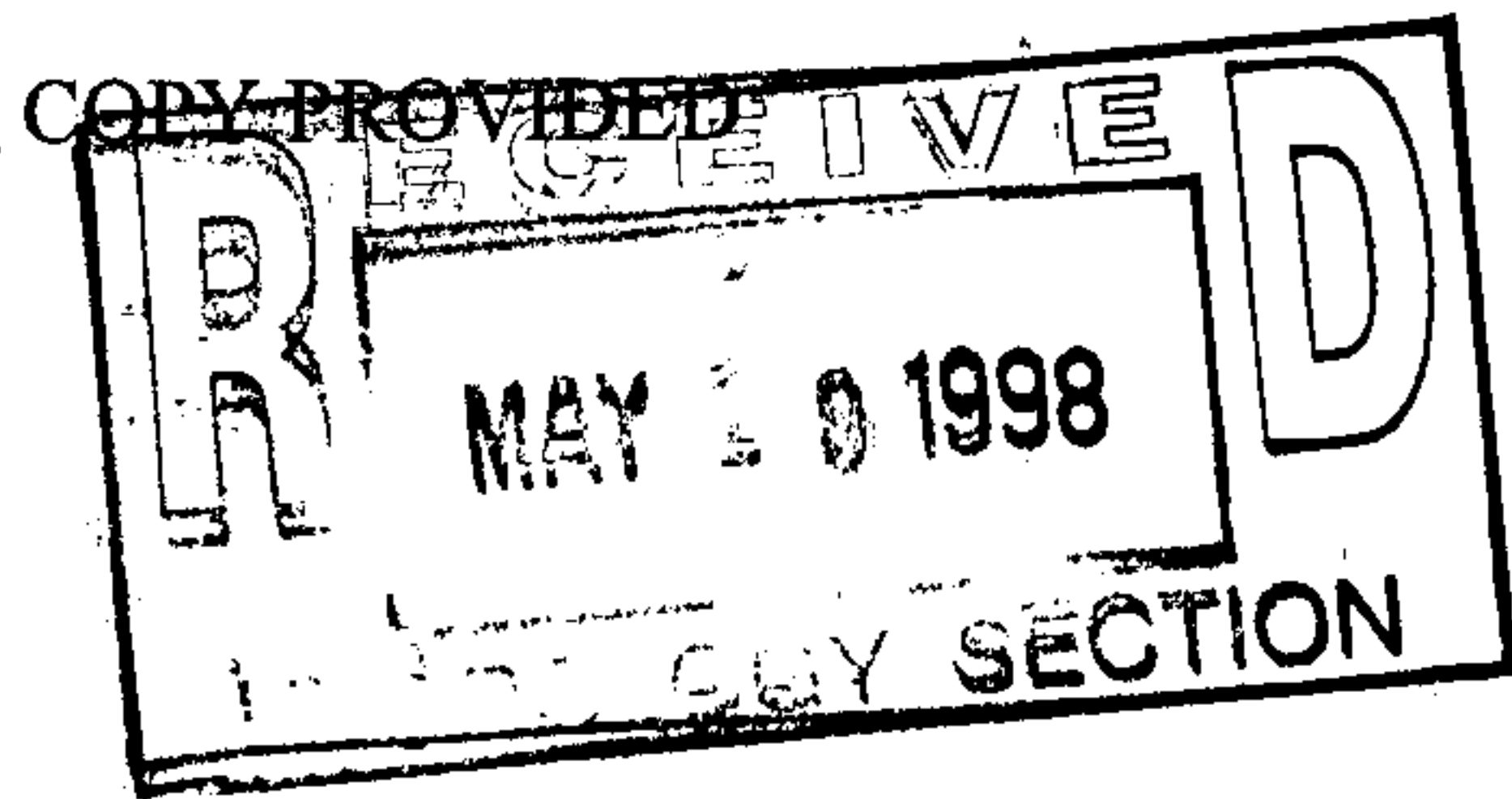
PROJECT TITLE: PHASE III MODIFICATION ZONE ATLAS/ DRNG. FILE #: F17/D39
DRB #: _____ EPC #: _____ WK ORDER #: _____
LEGAL DESCRIPTION: TRACT A-1, LANDS OF GARDNER-ZEMKE, INC.
CITY ADDRESS: 4600 LINCOLN AVE., N.E.
ENGINEERING FIRM: C.A. COONCE & ASSOC. CONTACT : C.A. COONCE
ADDRESS: 12324 PINERIDGE, N.E. PHONE: 296-1089
OWNER: GARDNER-ZEMKE, INC. CONTACT: MR. ZEMKE
ADDRESS: 6100 INDIAN SCHOOL RD., N.E. PHONE: 881-0555
ARCHITECT: MASTERWORKS ARCHITECTS CONTACT: JIM CLARK
ADDRESS: 516 11th, N.W. PHONE: 242-1866
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☒ OTHER

PRE-DESIGN MEETING:

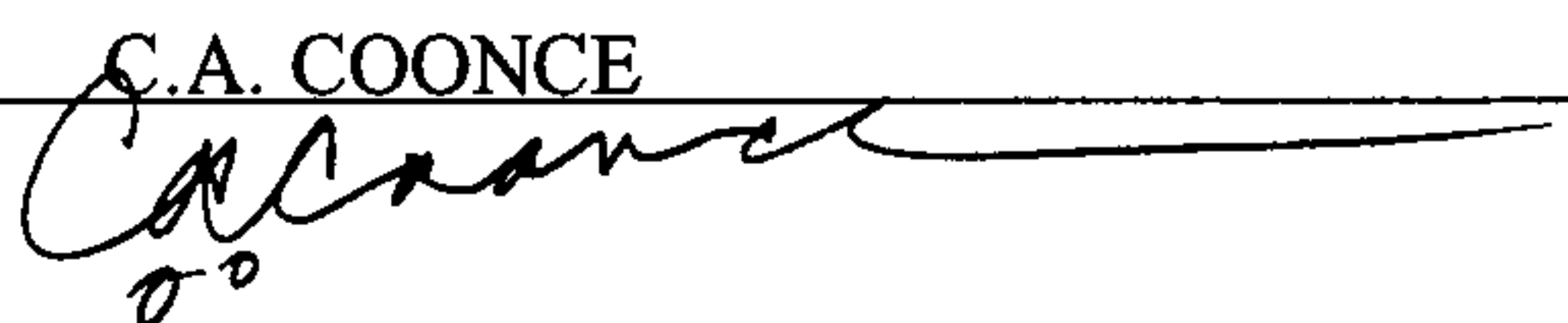
☐ YES
☐ NO

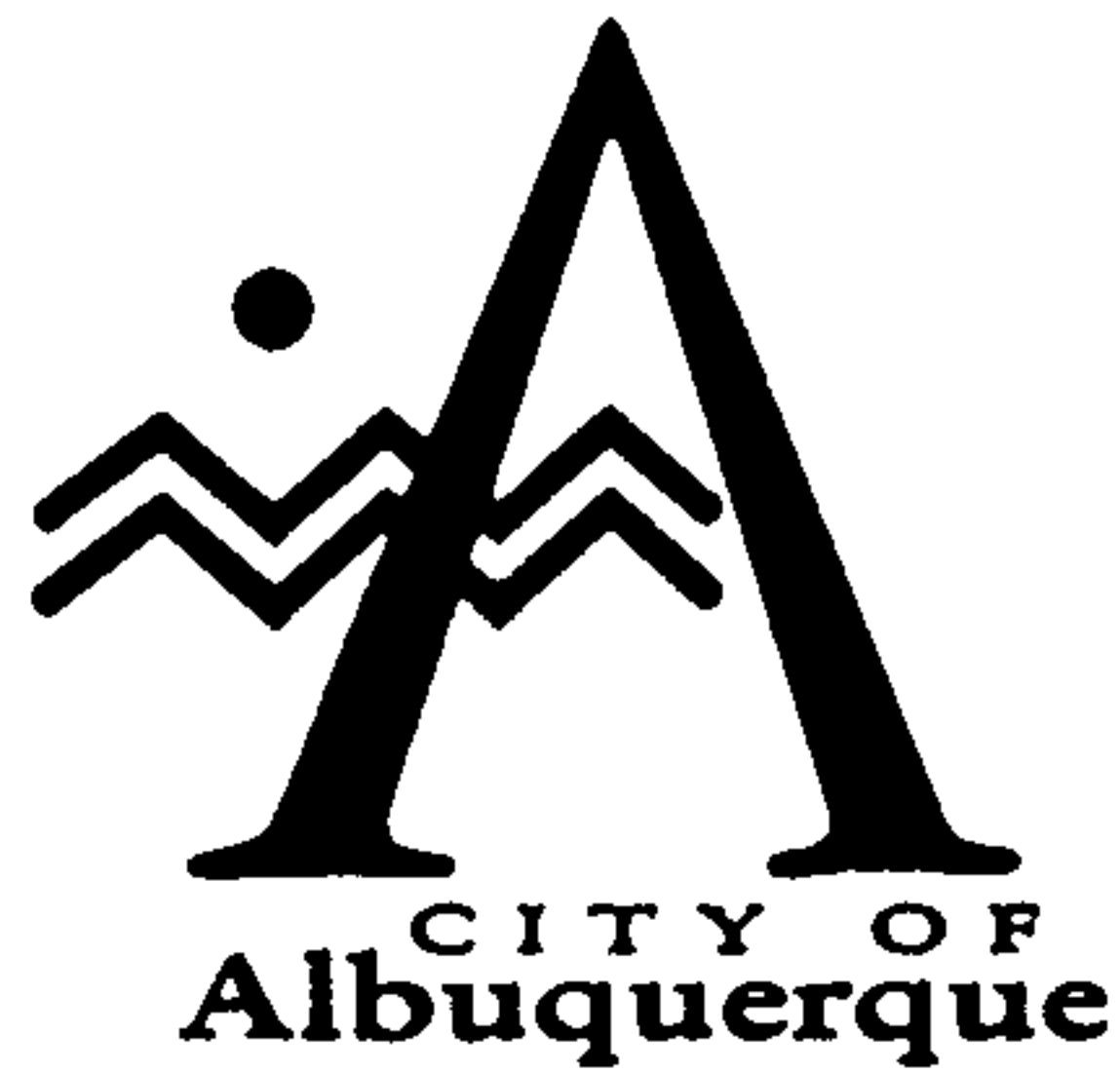


CHECK TYPE OF APPROVAL SOUGHT:

☐ 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
☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☒ OTHER D & G MODIFICATION (SPECIFY)

DATE SUBMITTED: 05/19/98

BY: C.A. COONCE




June 23, 1998

Pat Coonce, P.E.
C.A. Coonce & Associates
12324 Pineridge NE
Albuquerque, NM 87112

**RE: PHASE III MODIFICATION TO MINI-STORAGE WAREHOUSES (F17-D39).
GRADING AND DRAINAGE PLAN MODIFICATION. ENGINEER'S STAMP
DATED MAY 18, 1998.**

Dear Mr. Coonce:

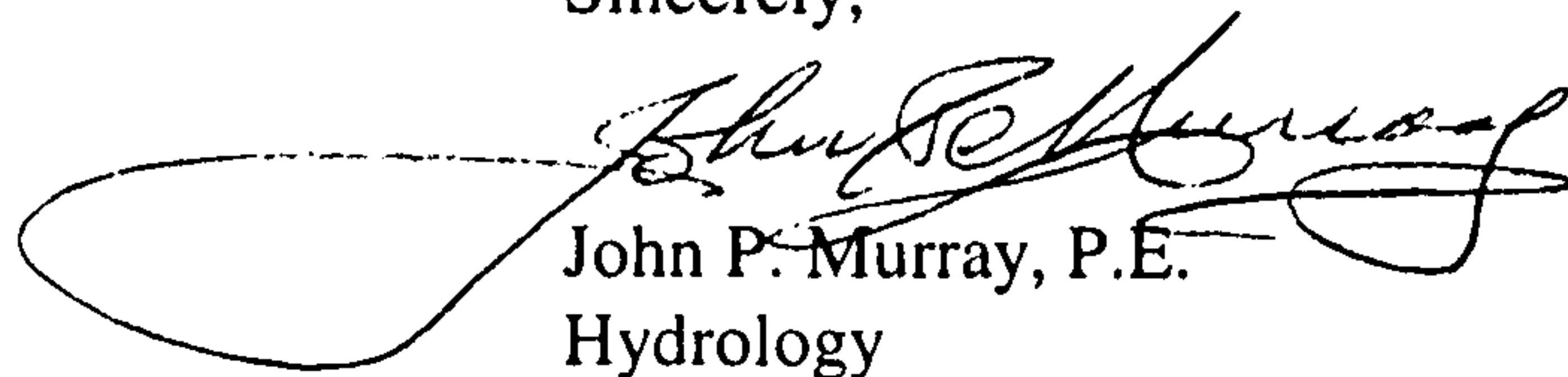
Based on the information provided on your May 19, 1998 submittal, the above referenced modification is accepted for the record. The substitution of a single warehouse structure for the mini-storage units in the original plan does not alter the overall drainage pattern for the project.

An Engineer's Certification will be required prior to Certificate of Occupancy approval.

Please furnish the NMSH&TD with a copy of the completed plan.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



John P. Murray, P.E.
Hydrology

c: ~~Andrew Garcia~~
✓ File

Good, for You, Albuquerque!





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 9, 1994

C.A. Coonce
C.A. Coonce & Assoc.
12324 Pineridge N.E
Albuquerque, NM 87107

RE: BUILDING PERMIT FOR MINI-STORAGE WAREHOUSES (F17/D39) ENGINEER'S
STAMP DATED 11/23/93.

Dear Mr. Coonce:

Upon review of the information supplied in your November 24, 1994 submittal, I respectfully request additional information in the following areas:

1. Provide mean elevations on all finished pads shown.
2. Details of the header curb proposed along the south property line. Depth of bury is a concern.
3. Details of the drainage channel along the south property line. A cross-section would suffice.
4. Details of the outfall from the above mentioned drainage channel to the ponding area on the southwest corner of the site.
5. Details of the outfall from the ponding area to the downstream flow path.
6. A concrete rundown is shown outfalling from the I-25 Frontage Road onto your site. Since this same area is within a floodplain, I believe it is important to know to what extent your site will be impacted. An estimate of this flow is needed so that it can be determined whether special provisions should be made to protect the storage buildings adjacent to this area.
7. I am concerned that storm water in a large event may pond at the top of the concrete rundown shown in Detail A. If this were to occur, storm water may spill over the 6" curb onto the adjacent property. Please supply me with additional information concerning this area of the site.

PUBLIC WORKS DEPARTMENT

C.A. Coonce
Page 2

8. What are the conditions of the downstream flow path? I assume you are discharging into State Highway Right-of-Way. Is there sufficient capacity within the right-of-way to handle the storm flows or will private lands be flooded? This is especially important in the area of the culvert under I-25 since it appears that significant ponding will occur at the inlet.

Since you are seeking State Highway approval on this project, could you please add a signoff block on the Grading/Drainage Plan for Mr. Barnes signature. Finally, could you provide a copy of Mr. Barnes comments upon resubmittal?

If you have any questions or if I can be of assistance, please feel free to call me at 768-3622.

Sincerely,



Scott Davis
City Hydrology Division

xc:

File

(8150)



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 12, 1994

Mr. C.A. Coonce
C.A. Coonce & Assoc.
12324 Pineridge NE
Albuquerque, NM 87107

RE: ENGINEER'S CERTIFICATION FOR MINI-STORAGE WAREHOUSES (F-17/D39)
CERTIFICATION DATED 7/6/94

Dear Mr. Coonce:

Based on the information provided in your 7/7/94 submittal, Engineer's Certification for the referenced site is acceptable.

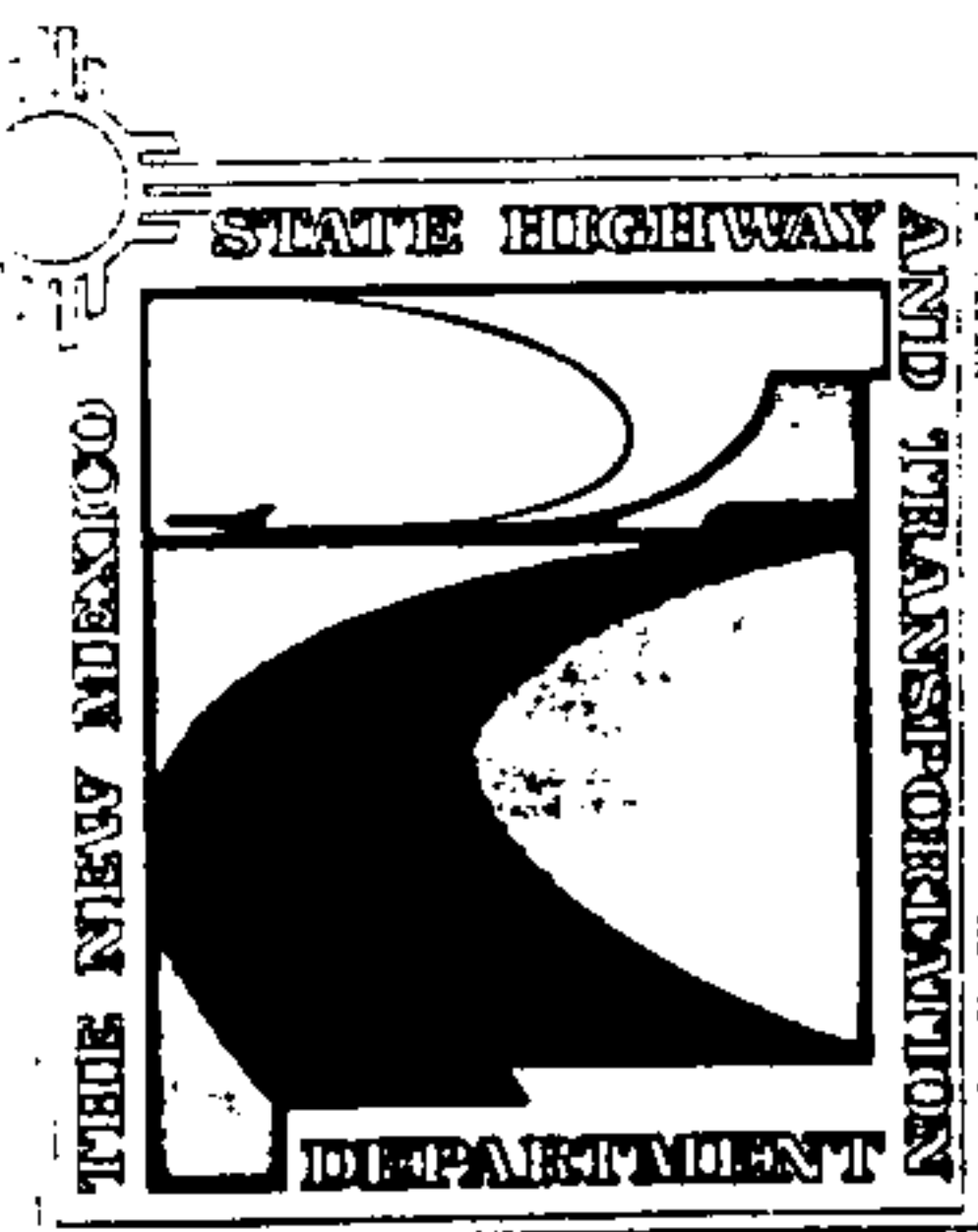
If I can be of further assistance, feel free to contact me at 768-3622.

Cordially,

Scott Davis
PWD, Hydrology Division

c: Lynda Michelle DeVanti
Andrew Garcia
~~File~~

(WP+8150)



NEW MEXICO STATE HIGHWAY
AND TRANSPORTATION DEPARTMENT
AN EQUAL OPPORTUNITY EMPLOYER

DISTRICT THREE OFFICE

7red
F17-D39

BRUCE KING
GOVERNOR

COMMISSION

Joe M. Anaya
Chairman, Stanley

J. V. "Rip" Curtis
Vice-Chairman, Clovis

Dr. Quentin Ford, P.E.
Secretary, Las Cruces

Peter T. Mocho, Sr.
Member, Albuquerque

Albert N. Sanchez
Member, Santa Rosa

Edward T. Begay
Member, Gallup

DEPARTMENT

Secretary
Louis J. Medrano

General Office
P.O. Box 1149
Santa Fe, N.M.
87504-1149
505-827-5100

District One Office
P.O. Box 231
Deming, N.M.
88031-0231
505-546-2603

District Two Office
P.O. Box 1457
Roswell, N.M.
88202-1457
505-624-3300

District Three Office
P.O. Box 91750
Albuquerque, N.M.
87199-1750
505-841-2700

District Four Office
P.O. Box 30
Las Vegas, N.M.
87701-0030
505-425-7527

District Five Office
P.O. Box 4127
Coronado Station
Santa Fe, N.M.
87502-4127
505-827-9500

District Six Office
P.O. Box 2159
Milan, N.M.
87021
505-285-6623

November 30, 1993

C.A. (Pat) Coonce
C.A. Coonce & Associates., Inc.
12324 Pineridge, N.E.
Albuquerque, New Mexico 87112

Dear Mr. Coonce:

In response to your correspondence regarding the proposed property changes for Gardner-Zemke located at the southeast corner of the I-25 East Frontage Road and Lincoln Avenue, N.E., the Department does not foresee any problems with the proposed work as long as no new drainage is introduced onto the public right-of-way or into the existing culverts.

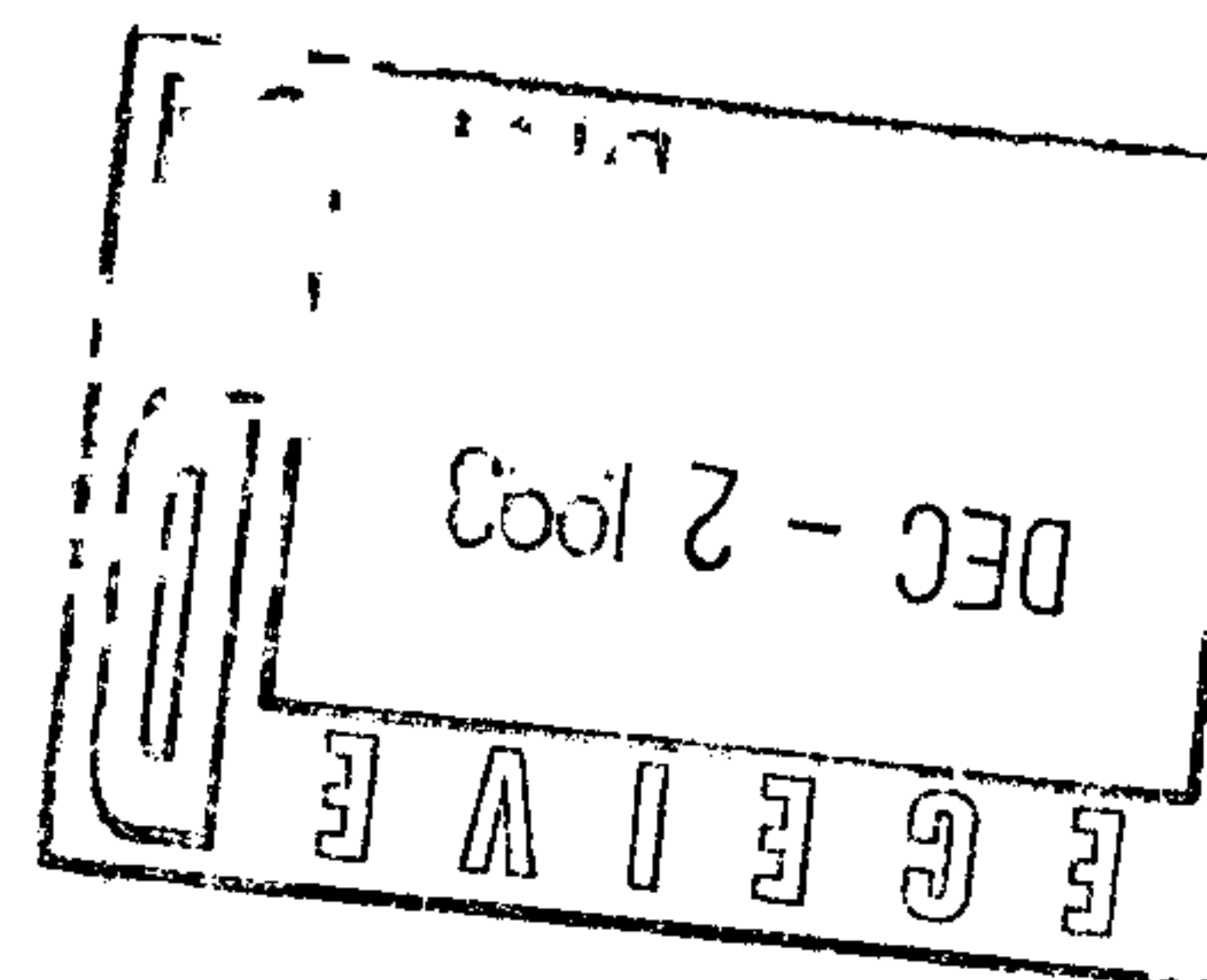
Also be cautioned that no work shall be allowed on the public right-of-way without an approved permit from this office.

If we can be of further assistance please contact us at 841-2700.

Sincerely,

MICHAEL L. BARNES
District Three Engineer

MLB:al
xc: City of Albuquerque, Hydrology
Julian Vigil





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 20, 1994

C.A. Coonce
C.A. Coonce & Assoc.
12324 Pineridge N.E.
Albuquerque, NM 87107

RE: DRAINAGE PROBLEM DOWNSTREAM OF MINI-STORAGE WAREHOUSES (F-17/D39)

Dear Mr. Coonce:

As I pointed out to you in our telephone conversation earlier today, the downstream property owner from the referenced site has complained that runoff from your site is currently impacting his property. From his description, the water impacting his site is escaping from the rundown shown on your plans running west from Monroe. Where your drawings show the water being turned back to the north, it appears the water may be escaping onto the property below. The downstream owner further states that water is also escaping the rundown which discharges into the detention pond at the southwest corner of your site.

As you stated in our conversation, the improvements to your site are currently ongoing. If you could please inform the contractor of the problems downstream, perhaps he can take measures to correct the situation. Perhaps, prior to your Engineer's Certification of the site, it would be helpful if the two of us make a field visit to the site to review the situation.

Thank you for your assistance on this matter. If I can be of assistance, feel free to contact me at 768-3622.

Cordially,

Scott Davis
PWD, Hydrology Division

c: File

(WP+8150)

DRAINAGE INFORMATION SHEET

PROJECT TITLE: PHASE III MODIFICATION ZONE ATLAS/ DRNG. FILE #: F17/D39
DRB #: _____ EPC #: _____ WK ORDER #: _____
LEGAL DESCRIPTION: TRACT A-1, LANDS OF GARDNER-ZEMKE, INC.
CITY ADDRESS: 4600 LINCOLN AVE., N.E.
ENGINEERING FIRM: C.A. COONCE & ASSOC. CONTACT : C.A. COONCE
ADDRESS: 12324 PINERIDGE, N.E. PHONE: 296-1089
OWNER: GARDNER-ZEMKE, INC. CONTACT: MR. ZEMKE
ADDRESS: 6100 INDIAN SCHOOL RD., N.E. PHONE: 881-0555
ARCHITECT: MASTERWORKS ARCHITECTS CONTACT: JIM CLARK
ADDRESS: 516 11th, N.W. PHONE: 242-1866
SURVEYOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ 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
☐ DRAINAGE REQUIREMENTS
☐ SUBDIVISION CERTIFICATION
☐ OTHER D & G MODIFICATION (SPECIFY)

DATE SUBMITTED: 01/08/99

BY: C.A. COONCE

C.A. Coonce
30

R **E** **C** **E** **I** **V** **E** **D**
JAN 11 1999
HYDROLOGY SECTION



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 3, 1994

C.A. Coonce
C.A. Coonce & Assoc.
12324 Pineridge N.E
Albuquerque, NM 87107

RE: BUILDING PERMIT FOR MINI-STORAGE WAREHOUSES (F17/D39) ENGINEER'S
STAMP DATED 11/23/93.

Dear Mr. Coonce:

Based upon the resubmittal received on 1/25/94, the referenced project is approved for Building Permit Sign-off. Please be advised that prior to Certificate of Occupancy release, we will need Engineer's Certification per the Certification Checklist.

If I can be of further assistance, please feel free to call me at 768-3622.

Cordially,

Scott Davis
PWD, Hydrology Division

(WP+8150)
c: File
Alan Martinez

PRE-DESIGN CONFERENCE

****NOTE** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.**

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MINI-STORAGE WAREHOUSES ZONE ATLAS/ DRNG. FILE #: F-17-Z / 1039

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

LEGAL DESCRIPTION: TRACT A-1, LANDS OF GARDNER-ZEMKE, INC.

CITY ADDRESS: 4600 LINCOLN AVE., N.E.

ENGINEERING FIRM: C.A. COONCE & ASSOC. CONTACT: C.A. COONCE

ADDRESS: 12324 PINERIDGE, N.E. PHONE: 296-1089

OWNER: GARDNER-ZEMKE, INC. CONTACT: PAT ABLE

ADDRESS: ALBUQUERQUE, ABQ, N.M. PHONE: 881-0555

ARCHITECT: MASTERWORKS ARCHITECTS CONTACT: JIM CLARK

ADDRESS: 516 ELEVENTH ST., N.W. PHONE: 242-1866

SURVEYOR: CONSURVE CONTACT: JERRY NICKELS

ADDRESS: SAN FIDEL, NM PHONE: (505) 552-9898

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

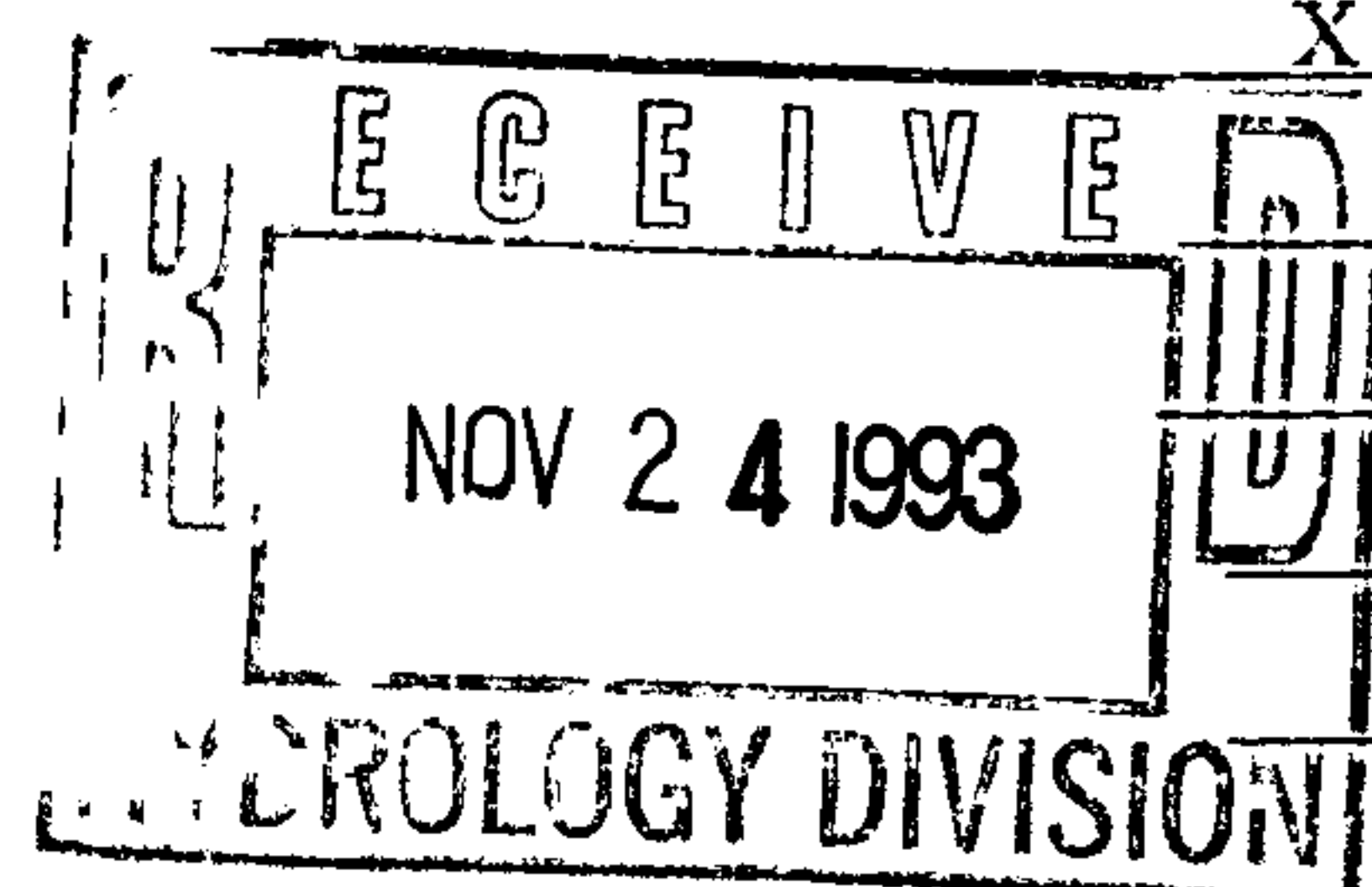
- ☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

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

PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☐ COPY PROVIDED



- ☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11/24/93

BY: C.A. COONCE *C. Coonce* ATTN: MR. GILBERT ALDAZ

C.A. (PAT) COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505)296-1089
NOVEMBER 23, 1993

New Mexico Highway and Transportation Dept.
District Office
P.O. Box 91750
Albuquerque, NM 87199-1750

Attn: Mr. Mike Barnes, District Engineer

Dear Mr. Barnes:

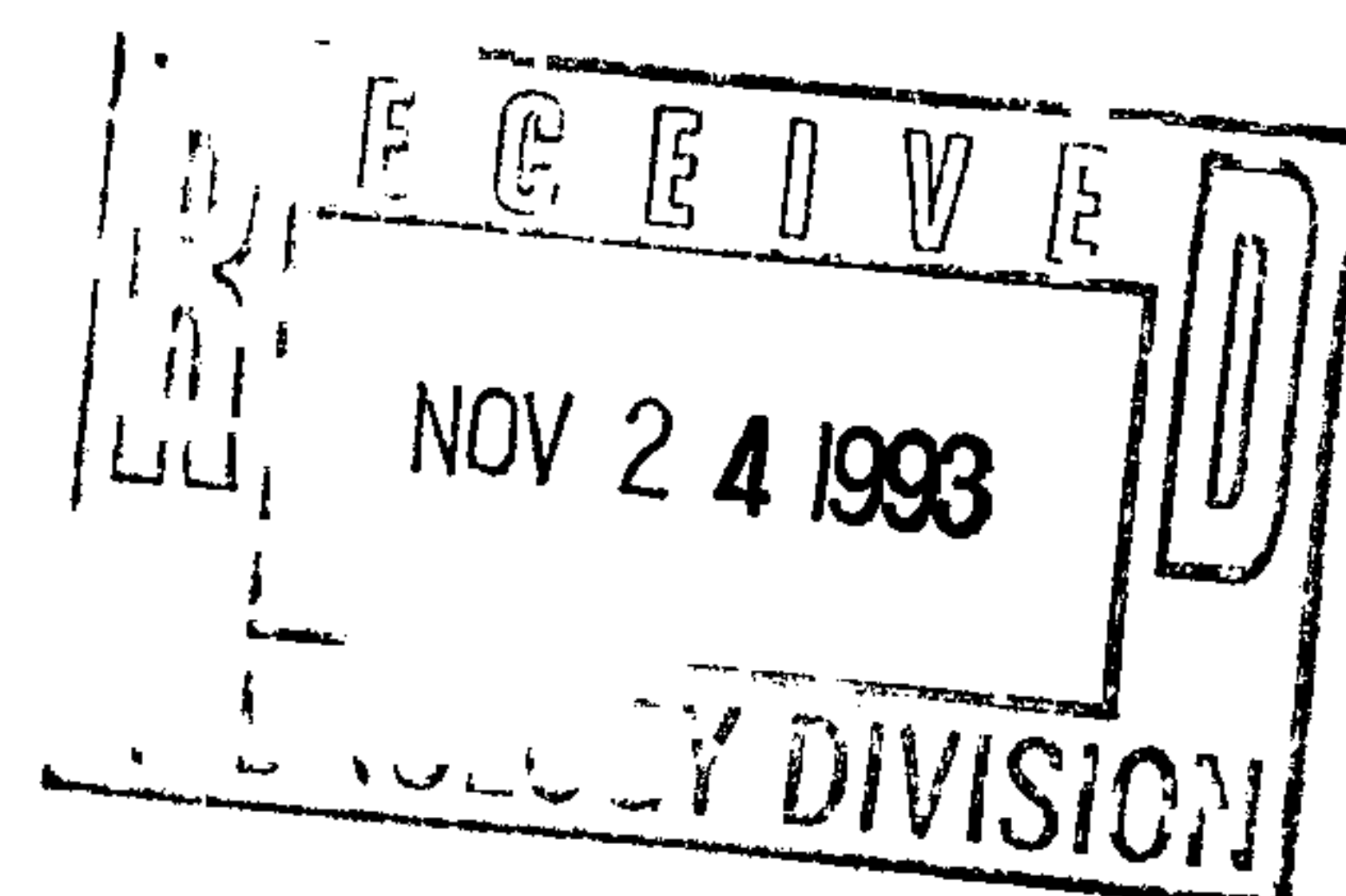
Enclosed for your review and comments are two copies of proposed changes to the Gardner-Zemke property at the S.E. Corner of I-24 East Frontage Road and Lincoln Ave., N.E.

Yours truly,



C.A. Coonce
N.M.P.E. # 2934

cc: City of Albuquerque Hydrology Dept.
Mr. Pat Able, Gardner-Zemke, Inc.
File



DRAINAGE INFORMATION SHEET

PROJECT TITLE: MINI-STORAGE WAREHOUSES ZONE ATLAS/ DRNG. FILE #: F-17-Z/A39

DRB #: 90-99 EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: TRACT A-1, LANDS OF GARDNER-ZEMKE

CITY ADDRESS: 4600 LINCOLN AVE., N.E., ALBUQUERQUE, NM

ENGINEERING FIRM: C.A. COONCE & ASSOC. CONTACT: C.A. COONCE

ADDRESS: 12324 PINERIDGE, N.E. PHONE: 296-1089

OWNER: GARDNER-ZEMKE, INC. CONTACT: PAT ABLE

ADDRESS: ALBUQUERQUE, NM PHONE: 881-0555

ARCHITECT: MASTERWORKS ARCHITECTS CONTACT: JIM CLARK

ADDRESS: 516 ELEVENTH ST., N.W., ALBUQUERQUE, NM PHONE: 242-1866

SURVEYOR: CONSERVE SURVEYING CONTACT: JERRY NICKELS

ADDRESS: SAN FIDEL, N.M. PHONE: (505) 552-9898

CONTRACTOR: _____ CONTACT: _____

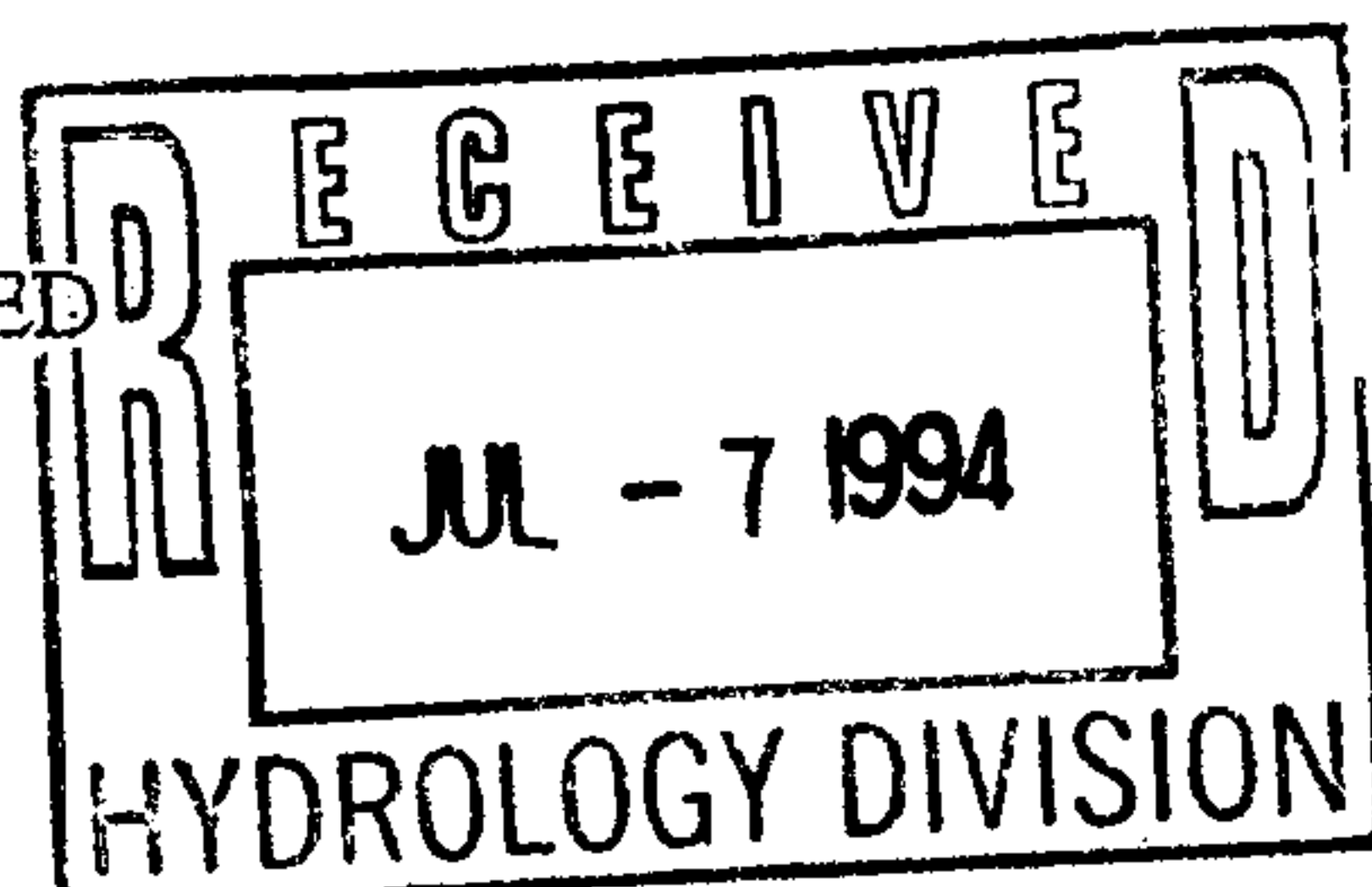
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ 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
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 07/06/94

BY: C.A. COONCE *C.A. Coonce*

File # 8150

DRAINAGE INFORMATION SHEET

PROJECT TITLE: MINI-STORAGE WAREHOUSES ZONE ATLAS/ DRNG. FILE #: F-17-Z / 839

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

LEGAL DESCRIPTION: TRACT A-1, LANDS OF GARDNER-ZEMKE, INC.

CITY ADDRESS: 4600 LINCOLN AVE., N.E.

ENGINEERING FIRM: C.A. COONCE & ASSOC. CONTACT: C.A. COONCE

ADDRESS: 12324 PINERIDGE, N.E. PHONE: 296-1089

OWNER: GARDNER-ZEMKE, INC. CONTACT: PAT ABLE

ADDRESS: ALBUQUERQUE, ABQ, N.M. PHONE: 881-0555

ARCHITECT: MASTERWORKS ARCHITECTS CONTACT: JIM CLARK

ADDRESS: 516 ELEVENTH ST., N.W. PHONE: 242-1866

SURVEYOR: CONSURVE CONTACT: JERRY NICKELS

ADDRESS: SAN FIDEL, NM PHONE: (505) 552-9898

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ OTHER

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

☐ DRAINAGE REQUIREMENTS

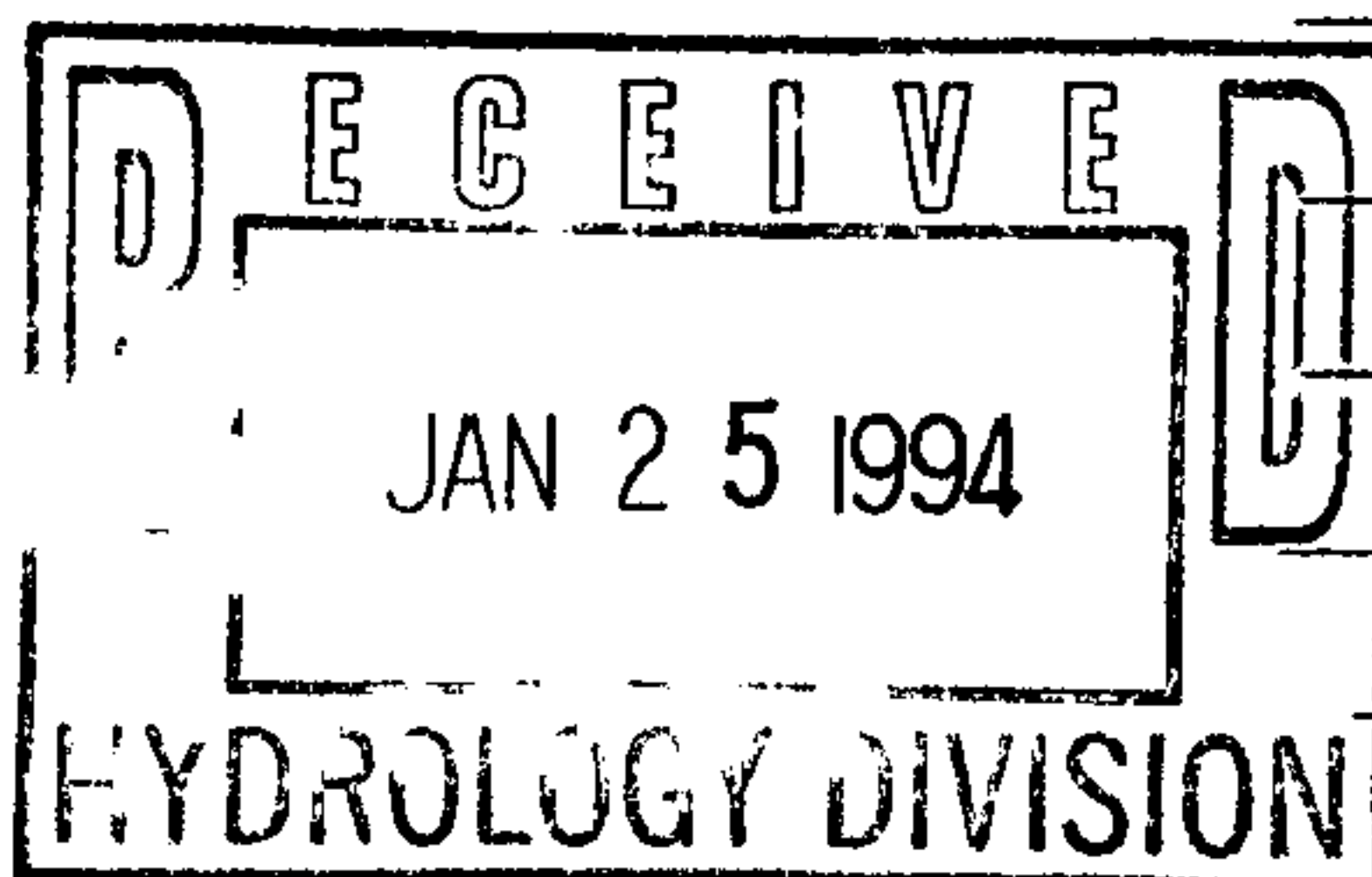
☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY PROVIDED



DATE SUBMITTED: 11/24/93 1/24/94

BY: C.A. COONCE

ATTN: MR. GILBERT ALDAZ

C.A. (PAT) COONCE & ASSOC., INC.
ENVIRONMENTAL, WATER RESOURCES & SANITARY CONSULTING ENGINEERS

12324 PINERIDGE, N.E.
ALBUQUERQUE, N.M. 87112

PHONE (505)296-1089
JANUARY 22, 1994

Mr. Scott Davis
Hydrology Division, PWD
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Mini-storage Warehouses (F17/D39)

Dear Mr. Davis:

The following clarifications or changes are hereby tendered in response to items in your letter dated 12/09/93.

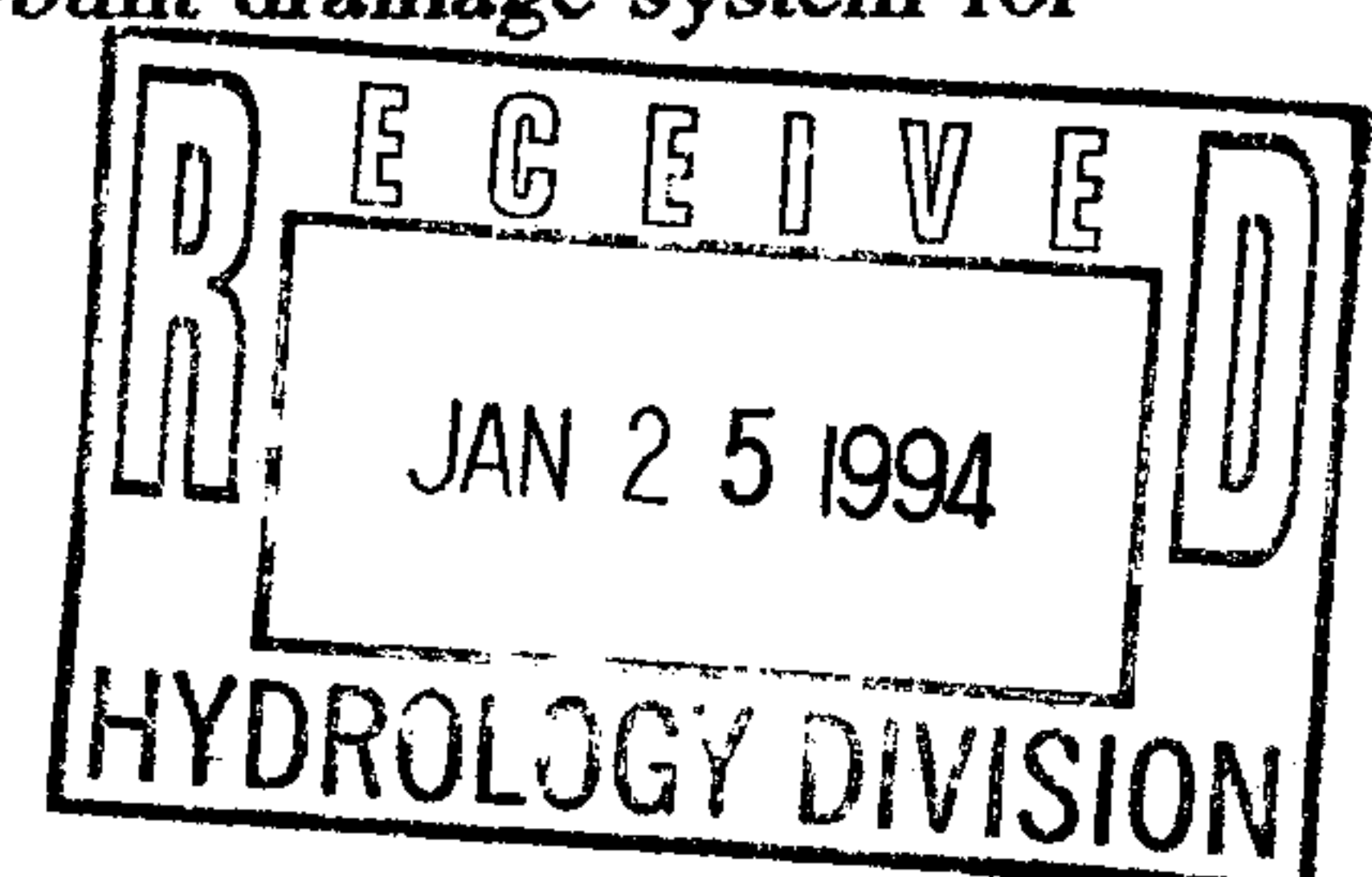
1. Temporary Benchmark (TBM) is indicated as the finished floor elevation of the existing office building, which is to remain.

2., 3., 4., and 5. These items added to Sheet 2 of 2.

6. A field reconnaissance of the frontage road drainage shows a "Double C" drop inlet approximately twenty-five feet south of this property line. That has been added to Sheet 1 of 2. The roadway area draining via the rundown is approximately 3500 S.F. Using 4.7 C.F.S./ Ac., the rundown would provide 0.4 C.F.S. during the 100 year storm. This flow, except at the very end of the rundown has not scoured the soil or displaced the copious vegetation, and should not affect the building two feet higher and twelve feet from the rundown.

7. To check the top flows into the rundown, the minimum slope from the 65.0 elevation to 64.75 elevation is 1.39%. Assuming the channel is the same as the entrance to the rundown, and an $n=0.035$ for the cobbles, at the depth of flow at the entrance for $Q = 7.3$ C.F.S. is 0.51 feet/ To check the entrance into the rundown, which will act as a rectangular weir, the rectangular weir equation yields 9.6 C.F.S. for a head of 0.51 feet and a width of 5 feet. From these two checks, it is believed that the entrance geometry will serve as planned.

8. The downstream flow is along the toe of the I-25 East Frontage Road slope. The slope is within this property, and most of the downstream undeveloped lot. This plan does not add to or subtract from the existing drainage. It improves the situation somewhat for the downstream undeveloped lot in that it prevents flow across this lot, except to the as-built drainage system for the I-25 East Frontage Road.



A set of plans have been delivered to the Highway Department and Mr. Barnes signature has been obtained on the original.

Yours truly;

A handwritten signature in cursive script, appearing to read "C. A. Coonce", with a long horizontal flourish extending to the right.

C. A. Coonce
N.M.P.E. # 2934

CC: Mr. Pat Abel, Gardiner - Zemke, Inc.

10-11-1964

1111 1111

1980年11月

11. The following information is for your information: