HYDROLOGY G14/D5 1 PLAN

G14/D5

1 PLAN

G14/D5 #2768 8053

86 43936 OL 853

AMENDMENT TO
AGREEMENT TO CONSTRUCT SUBDIVISION IMPROVEMENTS

That certain Agreement to Construct Subdivision Improvements ("Agreement") entered into between the City of Albuquerque and The Hines Corporation on March 5, 1986 and recorded at Book Misc. 329-A, Pages 638-661-A, of the records of the Clerk of Bernalillo County, New Mexico is hereby amended as follows:

Delete Section 2 of EXHIBIT "B" to Agreement and substitute the following:

2. CONSTRUCTION SURVEYING

Construction surveying for the subdivision improvement project shall be performed by Clauson Surveying in accordance with all applicable laws, ordinances and regulations. If said construction surveying is performed by an entity other than the City, the City may monitor said construction surveying and the Developer shall ensure that the construction surveying entity provides all construction surveying field notes, plats, reports and related data to the City as required for review. If any construction surveying is performed by the City, the Developer shall pay to the City a resonable fee therefor.

Executed this 28TH day of April, 1986.

DEVELOPER

Signed: Frank L. Hines
Name: HINES Corporation
Title: by Frank L. Hines president

CITY OF ALBUQUERQUE, NEW MEXICO

James N. Hicks Jr, Principal Engineer, Design Division, Public Works Dept.

Gene Romo
Chief Administrative Officer

ATTEST:

City Clerk

REVIEWED AS TO FORM:

Assistant City Attorney

City Attorney

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

1986 MAY 19 AM 8:13

Misc 353 A PG 853-854

DONALDA C. WALLER
COUNTY CLERK

ACKNOWLEDGEMENTS

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

The foregoing instrument was acknowledged before me this 1st day of April, 1986, Frank L. Hines, The Hines Corporation.

Lori A. Thomas
Notary Public

My commission expires:

7-8-89

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

The foregoing instrument was acknowledged before me this 7th day of April, 1986, by James W. Hicks, Jr. of the City of Albuquerque.

Glenna Montoya
Notary Public

My commission expires:

6-26-88

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

The foregoing instrument was acknowledged before me this 24th day of April, 1986, by Gene Romo, Chief Administrative Officer of the City of Albuquerque.

Priscilla Phillips
Notary Public

My commission expires:

3-17-90

Banquest National Bank of Albuquerque
Post Office Box 3686
Albuquerque, New Mexico 87190
505 262 5500

FILED WITH CITY CLERK'S OFFICE
3/12/86

Banquest

February 5, 1986

Mr. Gene Romo
Chief Administrative Officer
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Escrow Letter for The Hines Corporation

Dear Sir:

This is to advise the City of Albuquerque that Banquest National Bank holds in escrow in our loan reserves the sum of Ninety-seven Thousand Two Hundred and Eighty-two and 36/100 Dollars ($97,282.36) for the exclusive purpose of providing the financial guarantees required by The Hines Corporation for installation of those improvements in Don Francisco Compound (Project # 2768), identified in the Agreement between the City of Albuquerque and The Hines Corporation, a copy of which is attached hereto as Exhibit "A", and is recorded in Book Misc. 329-A at pages 638 to 661, of the records of the County of Bernalillo, State of New Mexico ("Agreement").

The funds from this Escrow of loan reserves will be released to the City of Albuquerque for the specific purpose of paying for the installation of the improvements referenced in the Agreement, and will only be released upon the written approval of William F. McNamara, Assistant City Engineer/Field, or such other City representative as shall be designated by the City Engineer. If, by the date, October 1, 1986, the improvements described in the Agreement have not been fully installed, inspected, approved, and accepted by the City of Albuquerque, then upon presentation between the dates, October 1, 1986 and December 1, 1986 of the City's notarized certification, executed by the Chief Administrative Officer of the City of Albuquerque, stating that The Hines Corporation has failed to comply with the terms of the improvements specified in the Agreement, then Banquest National Bank shall draw by Certified Check to the City of Albuquerque, from the Escrow of loan reserves, the amount of 125% of the estimated costs of completing the improvements specified in the Agreement.

February 5, 1986

Chief Administrative Officer
City of Albuquerque
Page two

This Escrow of loan reserves for the benefit of the City of Albuquerque shall be irrevocable until:

1. The sixtieth (60) day following final City acceptance of the completed improvements specified in the Agreement;

2. City notification of failure of The Hines Corporation to comply with the terms of the Agreement, and payment by Certified Check from Banquest National Bank to the City of Albuquerque of the sum of 125% of the estimated costs of completing the improvements specified in the Agreement; or

3. Written cancellation of this Escrow Letter by the City of Albuquerque, signed by its Chief Administrative Officer.

Very truly yours,

BANQUEST NATIONAL BANK OF ALBUQUERQUE

By: _____

APPROVED AS TO FORM:

_____
Assistant City Attorney

_____
City Attorney

G14/D5

DRB Case No. 85-743 (PLAT) 85-722 (SDP)
DRC Project No. _____
Date Submitted 01-07-86

EXHIBIT "D"
to Subdivision Improvements Agreement

D.R.B. REQUIRED INFRASTRUCTURE LISTING
for the Don Francisco Compound

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development.

Size	*Type Improvement	Location	From	To
8"	Sanitary Sewer incl. MH's, tees & services	Don Francisco Pl.	12th St. NW	End of cul-de-sac
8"	Waterline incl. valves fittings, FH's, serv.	Don Francisco Pl.	12th St. NW	End of cul-de-sac
40' FF	Residential paving* W/4' wide medians	Don Francisco Pl.	12th St. NW	150'+ from curbline
Transition 32'FF-40'FF	Residential Paving*	Don Francisco Pl.	150'+	250'+ from curbline
32' FF	Residential Paving*	Don Francisco Pl.	250'+	Cul-de-sac
40' Radius Cul-de-sac	Residential Paving*	West end of Don Francisco Pl.	N/A	N/A
N/A	Concrete valley gutter & Wheel chair ramps	Don Francisco Pl.	The intersection with 12th St. NW	
6'	Sidewalk	12th St. NW	SE property corner	Don Francisco Pl.
4'-4½"	Sidewalk (both sides)**	Don Francisco Pl.	12th St. NW	End of cul-de-sac

*Residential paving includes standard curb and gutter on both sides.
**20' drivepads will be substituted where needed in lieu of sidewalk.

Prepared by: Jeffrey G. Mortensen
Print Name Jeffrey G. Mortensen
Firm Tom Mann & Associates, Inc.

Page 1 of 1

****

Development Review Board Member Approvals

Robert A. Fosgraugh 1-7-86 — Traffic — Date
Don E. Entzgraud 1/7/86 — WUD — Date
Parks & Rec. — Date
Fred Nelson 1/7/86 — City Engineer/AMAFCA — Date
Ronald J. Mason 1/7/86 — DRB Chairman — Date

Rev. 8/85 (ID2602E)

656

ESTIMATE

Estimate Date: February 5, 1986

Job # 2768

Requestor: Tom Mann & Associates
811 Dallas N.E.
Albuquerque, NM 87110
(505) 265-5611

Work Order Date:

Map No.: G-14

Developer: Hines Construction
Frank Hines
12800 Lomas Blvd. N.E., Albuquerque, NM 87112

Person to contact regarding this form:

Leonard P. Utter
811 Dallas N.E.
Albuquerque, NM 87110
(505) 265-5611

Name of subdivision or description of property to be served:

Lots 1-24, Don Francisco Compound

General scope of work:

Paving, Water and Sanitary Sewer

Developer to pay: 100%

Policy: AHBA

Specific Location:

West Side of 12th Street, N.W.
South of Candelaria Road N.W.

Nature of Construction:

P, W, S

ESTIMATE ITEM NO.	DESCRIPTION	C.E. STD. ESTIMATED UNIT PRICES	QUANTITY	EST. AMOUNT	AS-BUILT QUANTITY	AS-BUILT AMOUNT
SEWER						
G-3	8" PVCP	5.08	514 LF	2,611.12		
S-1	4" DIP	10.21	734 LF	7,494.14		
S-12	TRCHG, (6"-15"),6'-8' D	6.45	384 LF	2,476.80		
S-13	TRCHG, (6"-15"),8'-10' D	7.84	120 LF	940.80		
S-15	TRCHG, (6"-15"),14'-18' D	11.19	10 LF	111.90		
S-22	4' MH, 6'-10' D	977.61	4 EA	3,910.44		
S-23	4' MH, 10'-14' D	1,165.00	1 EA	1,165.00		
S-24	4' MH, ADD D CST, 14'-18' D	71.53	3 VF	214.59		
S-26	6' MH, ADD D CST TO 4' MH	85.49	17 VF	1,453.33		
S-30	DROP MH	127.69	17 VF	2,170.73		
	SUBTOTAL			22,548.85		

ESTIMATE ITEM NO.	DESCRIPTION	C.E. STD. ESTIMATED UNIT PRICES	QUANTITY	EST. AMOUNT	AS-BUILT QUANTITY	AS-BUILT AMOUNT
PAVING						
P-4	GRADING	0.95	2,230 SY	2,118.50		
P-26	2" AC BS - 1500 - M	3.44	2,230 SY	7,671.20		
P-31	1" AC SF - 1500 - M	2.40	2,230 SY	5,352.00		
P-30	TK CT	0.26	2,230 SY	579.80		
P-47	PCC MDN C & G	6.82	131 LF	893.42		
P-46	PCC STD C & G	7.48	1,118 LF	8,362.64		
P-42	4" PCC SDWK	1.43	3,780 SF	5,405.40		
P-43	6" PCC DRVWD	3.16	2,010 SF	6,291.30		

Job # 2768

ESTIMATE ITEM NO.	DESCRIPTION	C. E. STD. ESTIMATED UNIT PRICES	QUANTITY	EST. AMOUNT	AS-BUILT QUANTITY	AS-BUILT AMOUNT
P-44	PCC VLY G	3.80	702 SF	2,667.60		
M-28	REM & REPL ART PVMT-W/O M-PROC	32.25	50 SY	1,612.50		
-14	(SDWK & DRVPD) REM	3.57	27 SY	96.39		
-13	PCC C & G REM	4.01	110 LF	441.10		
	SUBTOTAL:			40,491.85		
ATER						
-3	8" PVC/FRP P	9.37	540 LF	5,059.80		
-2	6" PVC/FRP P	7.60	5 LF	38.00		
-87	FH, 4-1/2'	951.15	1 EA	951.15		
-45	PRESS CONN	437.50	1 EA	437.50		
-67	8" GV	501.82	1 EA	501.82		
-82	V-BOX-A	179.49	1 EA	179.49		
-180	3/4" S SERV W/NEW MAIN	258.33	2 EA	516.66		
-181	3/4" D SERV W/NEW MAIN	389.17	11 EA	4,280.87		
-128	3/4" TRANS	100.00	1 EA	100.00		
-52	MJ FIT, (4"-14")	1.56	345 LB	538.20		
	30" TAPPING SLEEVE	LS	1 EA	2,000.00		
-186	BLKG	90.85	2 CY	181.70		
	SUBTOTAL:			14,785.19		

SUBTOTAL:		77,825.89
CONTINGENCIES	(10%):	7,782.59
ENGINEERING	(6%):	4,669.55
TESTING FEE	(2%):	1,556.52
TOTAL CONSTRUCTION COST:		91,834.55

COST APPORTIONMENT

	POLICY NO.	POLICY NO.	POLICY NO.	POLICY NO.	POLICY NO.
CONST.	$	$	$	$	$
CONT.					
ENG.					
TESTING					
SUB-TOTALS	$	$	$	$	$

TOTAL CITY COST: $ TOTAL DEVELOPER TO PAY:

Notes:

1. Outstanding Pro-rata: None.
2. For staking, construction, and inspection use Drawing No. 2768.
3. This work shall be done in accordance with the City of Albuquerque Interim Standard Specifications - Public Works Construction - 1985.
4. If payment of the full amount (B-2-B) or engineering fee (AHBA) is not made ten (10) working days before the expiration date of Interim Standard Specifications - Public Works Contruction - 1985, then this document must be revised prior to entering into contract.
5. Recorded Plat _____ Recording No. _____
6. Easement Required _____ Recording No. _____
7. NMSHD Permit Required _____ Permit No. _____
8. Permits Required:

EXCAVATION ORDINANCE PERMITS:

Sanitary Sewer Storm Drainage Facilities	1 Blk @ $26.00/Blk	=	$26.00
Water Lines Street Grading	1 Blk @ $26.00/Blk	=	$26.00
Curb and Gutter Valley Gutter Drivepads Sidewalk Handicapped Ramps	2 Blks @ $26.00/Blk	=	$52.00

SIDEWALK ORDINANCE PERMITS
(Construction)

	per LF
Curb and Gutter	$0.41 if City Stakes, N/A otherwise
Valley Gutter	702 x .06 = $42.12
Sidewalk	No charge; to be constructed
Handicapped Ramps	under work authorization

NOTE: The dollar amounts for above fees were calculated on the basis that all permit items will be constructed under a Work Authorization. If items are to be done separately, then new fees must be calculated.

9. _____

Prepared By: Submitted By:

Consultant
Estimate Sheet

Design Engineer

FOR ESTIMATE 659

14. RECOMMENDED: CONCURRENCE:

Asst. City Engineer/Design Date Requesting Office Date

APPROVED:

City Engineer Date

15. OFFICE OF THE CITY TREASURER
RECEIPT OF ESCROW FUNDS

Receipt from the above applicant of the sum of $ _____ is hereby acknowledged to be held in escrow until the completion of work described above.

Debit City Account _____ Credit 233200-7000820 $ _____

Journal Voucher No. _____ Date _____
Accountant Treasurer

FOR CONSTRUCTION

16. Construction Documentation Completed _____
MDD/Engineering Date

17. Outside funds have been received by CIP/Fiscal. _____
Funds are available. _____

APPROVED

CIP/Fiscal Supervisor Date

18. APPROVED:

City Engineer Date

19. WORK ORDER RECEIVED: PROPOSED STARTING DATE:

Contractor Date _____

FOR ACCEPTANCE

20. RECOMMENDED:

Asst. City Engineer/Design Date

APPROVED: ACCEPTANCE COMPLETED:

City Engineer Date CIP/Fiscal Supervisor Date

Rev. 9/84

SP-10-22-1681

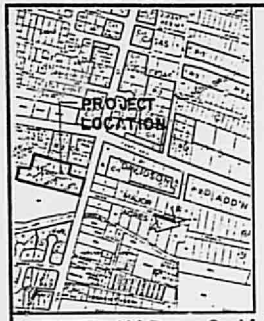
660

SUBDIVISION PLAT OF DON FRANCISCO COMPOUND

A REPLAT OF REEVE'S ADDITION

ALBUQUERQUE, NEW MEXICO

DECEMBER, 1985



VICINITY MAP G-14

SCALE 1" = 800'

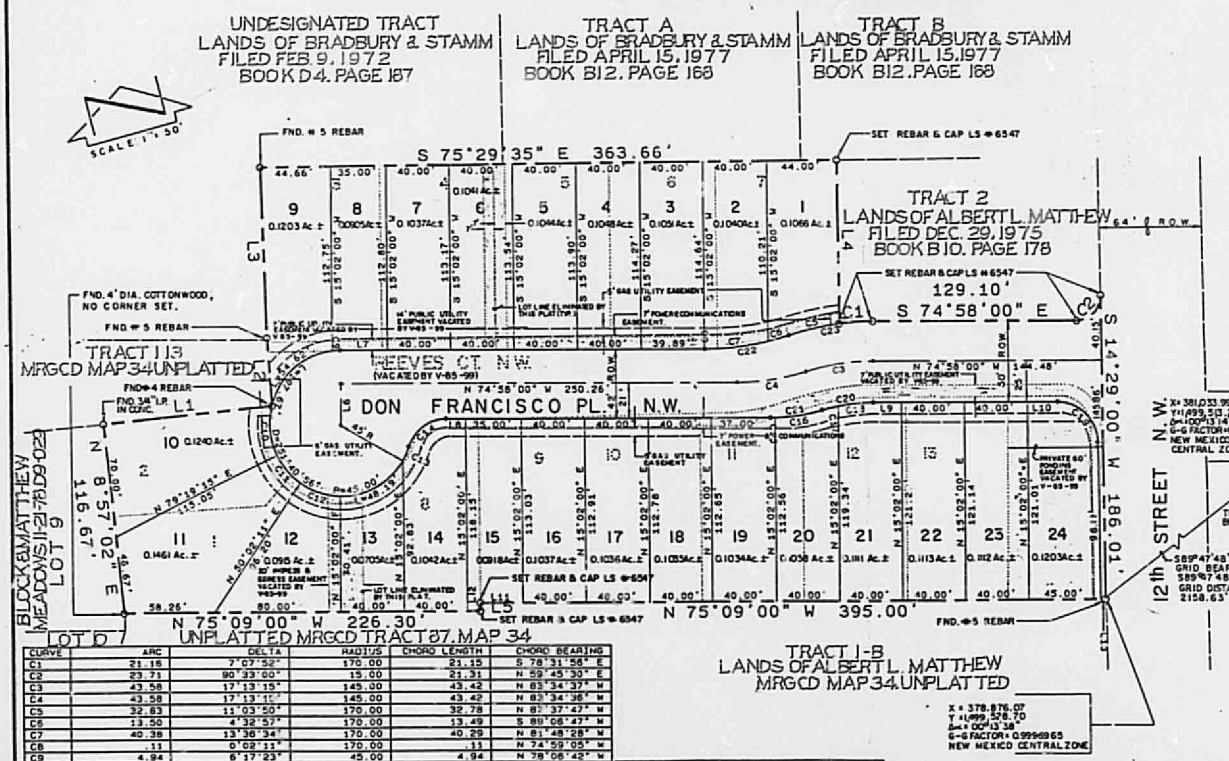
Notes:

1. A field survey was performed on 12/09/85 (N.M.L.S. No. 6547.)
2. 0.096 mi. full-width street created.
3. All distances are ground distances.
4. Site located within Section 5, T10N, R3E, N.M.P.M.
5. Bearing base is plat of "Reeves Addition" filed March 30, 1982, Book C19, Page 112.
6. The purpose of this plat is to replat the existing 13 lots into 24 lots, vacate existing easements and right-of-way, and create new easements and right-of-way.
7. Right-of-way vacated = 0.5644 ac.
   Right-of-way dedicated = 0.6308 ac.
   Net additional right-of-way = 0.0664 ac.

DESCRIPTION

A certain tract of land located within the Corporate limits of the City of Albuquerque, New Mexico comprising Lots 1-13, Reeves Addition, as shown on the plat filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 30, 1982, Book C-19, Page 112, and being more particularly described as follows:

Beginning at the southwest corner of the parcel herein described also being the southwest corner of said Lot 1, thence N 08°57'02" E a distance of 116.67 feet; thence S 80°42'02" E a distance of 108.53 feet; thence N 11°14'21" E a distance of 41.81 feet; thence N 13°16'58" E a distance of 104.39 feet; thence S 75°29'35" E a distance of 363.66 feet; thence S 14°29'00" W a distance of 99.73 feet; thence along the arc of the curve to the right with DELTA = 07°07'52", R = 170.00 feet, and L = 21.16 feet; thence S 74°58'00" E a distance of 129.10 feet, thence along the arc of a curve to the left with DELTA = 90°33'00", R = 15.00 feet, and L = 23.71 feet, to a point on the west right-of-way line of 12th Street N. W.; thence S 14°29'00" W a distance of 186.01 feet along said right-of-way line; thence N 75°09'00" W a distance of 395.00 feet; thence S 14°36'35" W a distance of 5.00 feet; thence N 75°09'00" W a distance of 226.30 feet to the point of beginning and containing 3.1763 acres more or less.



CURVE	ARC	DELTA	RADIUS	CHORD LENGTH	CHORD BEARING
C1	21.16	7°07'52"	170.00	21.15	S 78°31'56" E
C2	23.71	90°33'00"	15.00	21.31	N 59°45'30" E
C3	43.58	17°13'15"	145.00	43.42	N 83°34'37" W
C4	43.58	17°13'15"	145.00	43.42	N 83°34'36" W
C5	32.83	11°03'50"	170.00	32.78	N 81°37'47" W
C6	13.50	4°32'57"	170.00	13.49	S 80°06'47" W
C7	40.38	13°36'34"	170.00	40.29	N 81°48'28" W
C8	.11	0°02'11"	170.00	.11	N 74°59'05" W
C9	4.94	6°17'23"	45.00	4.94	N 78°08'42" W
C10	31.32	39°52'28"	45.00	30.69	S 9°15'29" W
C11	23.00	29°17'03"	45.00	22.75	S 25°19'17" E
C12	26.50	33°44'10"	45.00	26.12	S 56°49'54" E
C13	9.11	11°35'47"	45.00	9.09	N 39°06'57" E
C14	31.28	71°40'56"	25.00	29.28	N 69°11'32" E
C15	3.00	1°25'49"	120.00	3.00	S 75°40'54" E
C16	29.97	14°18'39"	120.00	29.89	S 83°33'06" E
C17	10.73	5°07'17"	120.00	10.72	S 88°08'49" E
C18	22.24	10°37'10"	120.00	22.21	S 80°15'35" E
C19	39.03	89°27'00"	25.00	35.19	S 30°14'30" E
C20	32.97	15°44'27"	120.00	32.86	N 82°50'14" W
C21	32.97	15°44'27"	120.00	32.86	N 82°50'12" W
C22	53.99	18°11'42"	170.00	53.76	S 84°03'51" E
C23	53.99	18°11'42"	170.00	53.76	S 84°03'51" E

LINE	BEARING	DISTANCE
L1	S 80°42'02" E	108.53
L2	N 11°14'21" E	41.81
L3	N 13°16'58" E	104.39
L4	S 14°29'00" W	99.73
L5	S 14°36'35" W	5.00
L6	S 15°02'00" W	24.00
L7	N 74°58'00" E	30.07
L8	S 74°58'00" E	12.55
L9	S 74°58'00" E	17.89
L10	S 74°58'00" E	18.08
L11	N 75°09'00" W	27.00
L12	N 73°09'00" W	8.04
L13	N 75°09'00" W	3.00

661

DEDICATION and FREE CONSENT

The undersigned owners of the land shown hereon do hereby consent to the subdivision of said land in the manner shown on this plat and do hereby dedicate the public rights-of-way, and grant all easements shown hereon including the rights of ingress and egress and the right to trim interfering trees.

Frank Hines 12/19/85

FRANK HINES, PRESIDENT - HINES CORPORATION — Date

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

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

The foregoing instrument was acknowledged before me this 19th day of December, 1985.

Charles G. Cala Jr.
Notary Public

APPROVALS:

Planning Director, City of Albuquerque, N.M. — Date

Jon E. Eatzgard 1-28-86
Water Utilities, City of Albuquerque, N.M. — Date

City Engineer, City of Albuquerque, N.M. — Date

A.M.A.F.C.A. — Date

Robert A. Tarango 1-28-86
Traffic Engineer, City of Albuquerque, N.M. — Date

Charles R. Lewis 1/24/86
Parks and Recreation, City of Albuquerque, N.M. — Date

010686
Chief City Surveyor, City of Albuquerque, N.M. — Date

O. Vic Valdez 1-6-86
Property Manager, City of Albuquerque, N.M. — Date

John Myers 1-8-86
Public Service Company of New Mexico — Date

Mel Carter 1-10-86
Gas Company of New Mexico — Date

Wayne Hemming 1-16-86
Mountain Bell — Date

CERTIFICATION

I, Thomas T. Mann, Jr., a registered Land Surveyor under the laws of the State of New Mexico, do hereby certify that this plat was prepared by me or under my supervision; shows all easements noted in a title report prepared by NEW MEXICO TITLE on OCTOBER 1, 1985 (TIA 49,931.00) ; meets the minimum requirements of monumentation and surveys of the Albuquerque Subdivision Ordinance, and is true and correct to the best of my knowledge and belief.

Thomas 12/19/85

Thomas T. Mann, Jr., N.M.P.E. & L.S. 3792 — Date

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR — STATE OF NEW MEXICO — THOMAS T. MANN, JR. — 3792

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) SS

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

The foregoing instrument was acknowledged before me on this 19th day of December, 1985.

Charles G. Cala Jr.
Notary Public

JOHN MARTY ASSOCIATES, INC.
ENGINEERS
811 DALLAS N.E. - ALBUQUERQUE - NEW MEXICO - 87110
JOB NO. 51261

2768
SHT. 2 OF 6

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

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

December 31, 1985

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

RE: DON FRANCISCO COMPOUND DRAINAGE REPORT FOR PRELIMINARY PLAT
RECEIVED DECEMBER 18, 1985 (G-14/D5)

Dear Jeff:

The referenced drainage study dated December 18, 1985, is approved for Preliminary Plat, including the infrastructure listing attached to the report. In addition, City Surveyor's approval will be required for Preliminary Plat approval by D.R.B.

Upon approval of the preliminary plat and infrastructure listing by the D.R.B., please forward a copy of the listing and a copy of the plat with your proposed Subdivision Improvements Agreement to Denise Wilcox.

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

Cordially,

Fred J. Aguirre, P.E.
Design Hydrologist

cc: Denise Wilcox

FJA/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: DON FRANCISCO COMPOUND ZONE ATLAS/DRNG. FILE #: G-14/D5

LEGAL DESCRIPTION: LOTS 1-24, DON FRANCISCO COMPOUND

CITY ADDRESS: ?

ENGINEERING FIRM: TOM MANN + ASSOC. CONTACT: JEFF MORTENSEN

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

OWNER: FRANK HINES CONTACT: FRANK HINES

ADDRESS: 12800 LOMAS N.E. PHONE: 298-4444

ARCHITECT: JIM LEWIS CONTACT: JIM LEWIS

ADDRESS: 1620 CENTRAL S.E. PHONE: 247-1529

SURVEYOR: TOM MANN + ASSOC CONTACT: TOM MANN

ADDRESS: 811 DALLAS NE PHONE: 265-5611

CONTRACTOR: CONTACT:

ADDRESS: PHONE:

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. 85-743 (PLAT); 85-722 (SDP)

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)

RECEIVED
DEC 18 1985
HYDROLOGY SECTION

DATE SUBMITTED: DEC 18, 1985

BY: [signature]

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

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: G14-D5 DATE: 10/24/85

PLANNING DIVISION NOS: EPC: _____ DRB: 85-722

SUBJECT: Site Development Plan

STREET ADDRESS (IF KNOWN): _____

SUBDIVISION NAME: Rough Rider Lots 1-13

APPROVAL REQUESTED:

✓ PRELIMINARY PLAT
✓ SITE DEVELOPMENT PLAN
___ OTHER

___ FINAL PLAT
___ BUILDING PERMIT
___ ROUGH GRADING

ATTENDANCE:	WHO	REPRESENTING
	Jeff Mortensen	Tom Penny
	Frank Hines	Developer
	Skip Hines	

FINDINGS:

1. An approved drainage report is required for preliminary plat approval. Fee deferral applies for the following reasons:
   A. The storm drain system (project III-D6) in 12th is under construction and will be completed by January 5 86.
   B. The drainage basin that this site is a part of is developed for the most part.
2. Recommend an inter-jurisdiction agreement be included with report for review and approval.
3. An approved conceptual grading & drainage plan acceptable for site plan approval.

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: [signature] SIGNED: [signature]
TITLE: Design Hydrologist TITLE: _____
DATE: 10/24/85 DATE: 10 24 85

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

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

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

September 4, 1985

Mr. Jim Lewis
Schlegal/Lewis Arch.
1620 Central S.E.
Albuquerque, NM 87106

RE: REVISED DRAINAGE PLAN FOR SANTA FE COMPOUND (G14-D5) RECEIVED JULY 29, 1985.

Dear Mr. Lewis:

The above referenced plan, dated July 19, 1985 is approved.

Please be advised that since this is a subdivision development the building/construction plans for this project will be for the work order process. These plans will be submitted to the City Design section for processing and will be for the infrastructure improvements outlined in the Subdivision Improvements Agreement for final platting.

These improvements should include the street paving (public or private), curb and gutter, sidewalks, water, sanitary sewer, the pond and appertenances and the retaining wall (private).

If you are not familiar with this process or the requirements I would recommend that you request a pre-design meeting with the Design Review Committee (D.R.C.), that meets on Wednesday afternoons, to specifically outline the requirements for this project.

Should you have any questions or comments or require further assistance, please call this office at 766-7644.

Cordially,

Billy J. Goolsby
C.E./Design Hydrology

BJG/cl

July 18, 1985

Billy J. Goolsby
Design Engineer/Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87102

RE: REVISED DRAINAGE PLAN FOR SANTA FE COMPOUND (G14-D5)

Dear Mr. Goolsby:

This letter is sent as a response to your letter dated June 11, 1985 concerning the above referenced project.

1. Please find enclosed with the resubmittal a new information sheet.

2. The drawings have been restamped and resigned for this resubmittal.

3. Legends have been included on all sheets.

4. Contours and spot elevations have been extended a minimum of 25' beyond the property lines.

5. The site does not abut any dedicated unpaved streets and therefore item 5 of your letter does not apply.

6. In accordance with the City of Albuquerque Drainage Maps, this site does not fall within the 100 year flood plain.

7. Finish floor elevations have been shown with complete mean sea level designations.

8. Details have been included of swales, rundowns and retaining walls.

9. The pond depth is not greater than 18", and therefore no fencing is required.

10. The pond emergency spillway is indicated on the plans.

RECEIVED
JUL 29 1985
HYDROLOGY SECTION

11. Erosion control measures are shown on the grading plan.

12. Ponding is no closer than 15' from the property line and no greater than 18" in depth. The wording of item 12 is somewhat confusing. If soils investigation is required, please refer me to the City ordinance for this requirement.

I sincerely thank you for your time and effort concerning this manner.

Sincerely,

James Blackwell

James E. Blackwell, P.E.

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

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

June 11, 1985

Mr. James Blackwell
Blackwell Engineering
1620 Central Avenue NW
Albuquerque, NM 87106

REF: REVISED DRAINAGE PLAN FOR SANTA FE COMPOUND (G14-D5) RECEIVED MAY 22, 1985

Dear Mr. Blackwell:

Based on the information provided on your May 22, 1985 resubmittal, listed you will find certain concerns that will need to be addressed before final approval is granted:

1. New information sheet with resubmittal designation when resubmitting.
2. Engineer's stamp with signature and revision date.
3. Please include your legend with your resubmittal.
4. Contours and spot elevations extending a minimum of 25' beyond property line.
5. City Engineer approved street grades when site abuts a dedicated unpaved street.
6. 100 year water surface elevation outlined and indicated on plan.

7. Finish building floor elevations with complete mean sea level designation. under 18" OK

8. Details of swales, rundowns, retaining walls safety fences and all other significant drainage structures.

9. Pond fencing required for depths greater that 18".

10. Pond emergency spillway calculations (Identify, emergency spillway on plan)

11. Erosion control plan for the duration of construction.

12. Soils investigation report for ponding within 15' from planned or existing structure or closer than 15' from property line minus the required setback on adjacent property. For ponds deeper than 18" water shall not pond closer than 15' to the street pavement or curb and gutter.

Also, please be advised that since replatting is involved the subdivision development proceedure is to be followed. The plat will need to go to DRB complete with the listing of the required infrastructures, for review and approval. An approved Subdivision Improvements Agreement will be required for final plat approval. After DRB has approved the infrastructure listing the construction plan may be presented to DRC for review & approval.

Should you have any questions or comments regarding this review or the appropriate process, please call 766-7644.

Cordially,

Billy J. Goolsby

Billy J. Goolsby
Design Engineer/Hydrology

BJM/BJG/cl

DRAINAGE INFORMATION SHEET

PROJECT TITLE: SANTA FE COMPOUND ZONE ATLAS/DRNG. FILE #: G-14/D5

LEGAL DESCRIPTION: REEVES ADDITION TRACT 2 & LOTS 1-13

CITY ADDRESS: NEW SUBDIVISION

ENGINEERING FIRM: BLACKWELL ENG. CONTACT: JIM BLACKWELL

ADDRESS: 1620 CENTRAL SE. PHONE: 247-1529

OWNER: ART REEVES CONTACT: ART REEVES

ADDRESS: 2919 SECOND ST N.W. PHONE: 344.2311

ARCHITECT: SCHLEGEL LEWIS ASSOC. CONTACT: JIM LEWIS

ADDRESS: 1620 CENTRAL SE. PHONE: 247.1529

SURVEYOR: D. CLAUSEN ACCOS. CONTACT: DAVE CLAUSEN

ADDRESS: PHONE: 243.9029

CONTRACTOR: FRANK HINES CONTACT: FRANK HINES

ADDRESS: 12800 LOMAS N.E. PHONE: 298.4444

RECEIVED MAY 22 1985 HYDROLOGY SECTION

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

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: ___

BY: ___

REVISIONS TO

DRAINAGE REPORT FOR SANTA FE COMPOUND

BLACKWELL ENGINEERING

22 MAY 1985

This plan has been revised from the original submittal to reflect the Hydrology Department's comments in the following manner:

(1) While backyard ponding still exists, it now retains only the rainfall that falls on each backyard, and, in any event, this ponding has not been included in the calculations for the overall site;

(2) One lot has been retained for the purpose of ponding for the entire subdivision; this pond is released at a controlled rate into the existing storm system.

The following calculations (from the original report and modified as required for the revised plan) define the required capacity for the new pond.

DRAINAGE AREA

Total area = 3.192 acres = 139043 SF

SOILS

Soil type: Gb --> Hydrological Classification 'B'

'C' FACTOR (from Plate 22.2 C-1)

% impervious Historic = 0
Then, Ch = 0.34

% Impervious Developed = (87720)/(139043) = 0.63
Then, C = 0.65

INTENSITY

Tc = 10 minutes (minimum)

$i = (6.84)(10)^{-0.51} = 2.11$
I = (Rainfall)(i) = (2.2)(2.11) = 4.64

RECEIVED
JUL 29 1985
HYDROLOGY SECTION

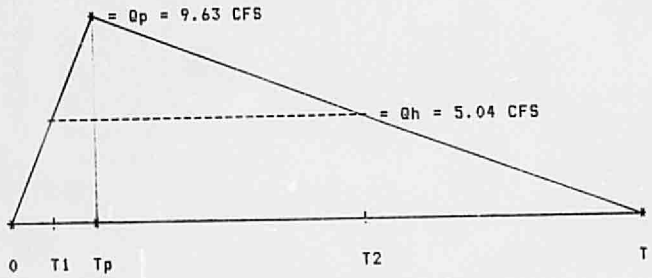
RUNOFF

Historic: Qh = CIA = (.34)(4.64)(3.2) = 5.04 CFS
Vh = RCA = (2.2/12)(.34)(139043) = 8667 CF

Developed: Q = CIA = (.65)(4.64)(3.2) = 9.63 CFS
V = RCA = (2.2/12)(.65)(139043) = 16569 CF

HYDROGRAPH

Qp = 9.63 CFS
Tp = Tc = 10 minutes
V = 16569 CF
T = (2V)/(Qp) = 57 minutes



where, T1 = 5.23 minutes & T2 = 34.6 minutes.

Then, volume of the pond required = area bounded by the developed runoff hydrograph and above the Qh = 5.04 CFS line:

V-req'd = (1/2)(9.63 - 5.04)(34.6 - 5.23) = 4043 CF

And, V-provided = (35)(105)(1.5) = 5512 CF +- > 4043 CF

OUTLET

Area of pipe = (.2)(Q)/($\sqrt{H}$) = (.2)(5.04)/(/1.5) = 0.82 SF = 118.52 SQ IN

Radius = $\sqrt{((118.52)/(3.14))}$ = 6.14 In

USE: 12 inch round pipe

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

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

March 7, 1985

James Blackwell
Blackwell Engineering
1620 Central Avenue, NW
Albuquerque, New Mexico 87106

RE: DRAINAGE PLAN FOR SANTA FE COMPOUND (G-14/D5)
RECEIVED FEBRUARY 13, 1985

Dear Mr. Blackwell:

I have reviewed the referenced submittal and forward these comments:

1. Page 7, Item No. 3 of Section 22.2 of the Development Process Manual identifies that no credit will be given for backyard ponding in determining the peak runoff from the subdivision. Therefore, the developed runoff calculations will have to be revised.

2. Since downstream capacity does not exist, it is recommended that one lot be dedicated to the City and utilized for detention ponding to accomodate the rest of the development. When downstream capacity becomes available, the held back lot can revert back to the original owner for development. Some other alternatives may also be available.

3. The plan, as presented, is incomplete for inclusion in a construction set for building permit sign-off. Please refer to pages 108 and 109 of the DPM Drainage Plan checklist for the appropriate requirements.

4. A "Subdivision Improvements Agreement" will be required for Final Plat approval.

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

Cordially,

Billy J. Goolsby

Billy J. Goolsby, P.E.
Design Hydrology Section

BJG/bsj

cc: Art Reeves
2919 Second, NW

DRAINAGE INFORMATION SHEET

PROJECT TITLE: SANTA FE COMPOUND ZONE ATLAS/DRNG. FILE #: G-14/D5

LEGAL DESCRIPTION: REEVES ADDITION TRACT 2 & LOTS 1-13

CITY ADDRESS: NEW SUBDIVISION

ENGINEERING FIRM: BLACKWELL ENG. CONTACT: JIM BLACKWELL

ADDRESS: 1620 CENTRAL SE. PHONE: 247-1529

OWNER: ART REEVES CONTACT: ART REEVES

ADDRESS: 2919 SECOND ST N.W. PHONE: 344.2311

ARCHITECT: SCHLEGEL LEWIS ASSOC. CONTACT: JIM LEWIS

ADDRESS: 1620 CENTRAL SE. PHONE: 247.1529

SURVEYOR: D. CLAUSEN ASSOC. CONTACT: DAVE CLAUSEN

ADDRESS: PHONE: 243.9029

CONTRACTOR: FRANK HINES CONTACT: FRANK HINES

ADDRESS: 12800 LOMAS N.E. PHONE: 298.4444

PRE-DESIGN MEETING:

✓ YES

___ NO

✓ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. ___

EPC NO. Z-80-136 10/

PROJ. NO. ___

RECEIVED FEB 13 1985 HYDROLOGY SECTION

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: ___

BY: ___

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. G13&14 DATE: 6/29/84

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Reeves Addition

WHO	REPRESENTING
ATTENDANCE: John DeGray	
Billy Goolsby	

FINDINGS: ① Approved Drainage Report required prior to approval of Site Development Plan and issuance of building permits
② Discharge to be determined by downstream capacity. Storm sewer located in 12th St.
③ Subdivision Improvements Agreement required prior to Final Plat Sign-off
④ Area is not located in a flood hazard area nor does it contribute to one.
* Please provide a copy of recap w/submittal

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
TITLE: CE/Hydrology
DATE: 6/29/84

SIGNED: Jonathan DeGray
TITLE: Brackwell Eng. Rep.
DATE: 6.29.84

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS

1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

DRAINAGE PLAN

REEVES ADDITION

The Reeves Addition is a 3 acre development in the North Valley of the City of Albuquerque. It is being developed as R-1 lots.

The Drainage Plan Criteria is as follows:

1. Pond 100% of the 50 year 6 hour precipitation (2") with coefficient of runoff .75
2. All drainage flows through ponding area.
3. Ponding area overflow provided.
4. Street capacity with a roll type curb will handle a 100 Year storm I = 5" and Q_{10} less than 4.8
5. Positave Q_1 to Storm sewer.

Report by
Ray L. Harrison
P. E. & L. S 2198

REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR
NO. 2198
NEW MEXICO
RAY L. HARRISON

Ref: 1. Hand book of Hydraulics
King & Brater
2. Residential Storm Water
Management, ASCE
3. Hand book of Highway
Construction & Drainage
Products

1. Ponding
Required 3 Ac. X 2/12 X .75= 16335 Cu Ft.
Furnished 60 X 130 - 25 X 2.2 D = 16,470 CuFt.

2. Lot grades are set to slope .5% to street
and street to slope .4% to ponding area.

3. Ponding area overflow to street provided.

4. Street Capicity Ref. 2
Izzard form of Manning Equation

$Q = .56 \frac{Z}{n} D^{8/3} S^{\frac{1}{2}}$ $Z = 1/S_x$ S_x = Cross Slope of street

$N = .018$ $S = .004$ $S_x = .02$

$Q = 5.5$ CFS

Drainage flow in street Area (131 X 502)

Q_{50} I = 5.0 " (10 Min Ret) C = .75 $I_{10} = 2.6"$

$Q_{50} = 5.7$ CFS

$Q_{10} = 3.0$ CFS (less than 5.8)

5. Positive Q_1 To Storm Drain
Required Q_1 I = 1.62 (10 Min Ret)

$Q_1 = 3.1$ CFS

Furnished Ref. 3 Table 4-18
A 12" pipe will admit 3 CFSD @ 1.8 Feet Head
Head will be 2.5 feet woth pond full.

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

D23-D3

September 17, 1981

Mr. Ray Harrison
Ray Harrison & Associates
1517A Girard Blvd. N.E.
Albuquerque, New Mexico 87106

Re: REEVES ADDITION DRAINAGE REPORT

Dear Ray:

The referenced drainage is hereby approved in concept. Please be advised that minor modifications may have to be made based on proposed street grades, which are now being reviewed.

I apologize for the delay in sending this letter. Your appreciation has been greatly appreciated.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/fs

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS
1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

RECEIVED
AUG 07 1981
CITY ENGINEER

August 6, 1981

Mr. Richard S. Heller, City Engineer
City of Albuquerque
Box 1293
Albuquerque, New Mexico

Re: Reeves Addition Drainage Report Addendum

Ref: Memorandum Brian G. Burnett, Civil Engineer, Hydrology to Ray Harrison & Associates dated July 6, 1981.

The referenced memorandum requested additions and changes to the Drainage Report submitted March 2, 1981. An item by item report on the additions and changes follows.

1. Temporary bench mark indicated on plan

2. Individual lot conturing, additional spot elevations provided, all one foot contours are shown.

3. Conveyance of runoff of lot 13 into pond, drains provided.

4. One type "C" inlet inadequate for runoff, double type " C" provided.

5. Offsite flows, a more definitive statement on offsite flows has been provided.

6. Emergency spillway calculations, calculations are attached and the drawing change to show the design.

Pond landscaping and maintance, a statement addressing pond maintance and landscaping has been added to the drawing and will be added to the plat and lot 13 deed.

Ray L. Harrison

Ray L. Harrison

REEVES ADDITION DRAINAGE REPORT ADDENDUM

Overflow Calculations:

Required $Q = CIA = .5 \times 6/12 \times 3 \times 43560 / 3600 = 9.07$ CFS

Overflow capacity (Broad Crested Weir

$Q = CLH^{1.5}$ $C = 2.7$ Table 5 - 3 $L = 15.0'$ $H = 0.4'$

$Q = 10.26$ CFS

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

6-4-81

July 6, 1981

Mr. Ray L. Harrison
Harrison & Associates
1517-A Girard Blvd.N.E.
Albuquerque, N.M. 87106

RE: REEVES ADDITION DRAINAGE REPORT

Dear Mr. Harrison:

This letter is a follow-up to our conference of July 6, 1981. For final approval of the drainage report the following items should be addressed:

1. City and temporary bench mark locations indicated with mean sea level designation.

2. Individual lot contouring (at one foot intervals), with spot elevations where appropriate, indicated on grading plan to verify that runoff from entire lot will drain towards the street.

3. A means of conveyance indicated for runoff from Lot 13 into adjacent pond. Design calculations should be included for the type of conveyance chosen.

4. One Type C inlet will not collect the entire 5.7 cfs generated by the parcel. An additional inlet should be added to collect runoff.

5. A more definitive statement verifying that no off-site flows enter the parcel.

6. A calculation addressing the emergency spillway capacity.

7. A statement addressing pond maintenance and landscaping (you indicated that the owner of Lot 13 may be responsible for pond maintenance).

Be advised that the City of Albuquerque Special Order No. 19 now defines the procedure for construction of private storm drains within the public right-of-way. I have enclosed a copy for your use. This procedure should be followed for the pipe connection to the existing catch basin on 12th St.

You will need to supply the Master Scheduler (located on 4th Floor City Hall - Engineering Division) seven (7) sets of plans for review by the various City Departments. The scheduler will take care of routing them to the appropriate departments.

In a recent conversation with Susan DeWitt, Coordinator of the Historic Landmarks Survey, she indicated that the status of the historic Allen House is still unclear. She has been unable in recent weeks to contact the Reeves concerning the matter. However, I will keep you informed of any developments and conservations she has with the owners.

If I can be of further help concerning the above items, please call.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BB/fs

RAY L. HARRISON & ASSOCIATES
CONSULTING ENGINEERS

1517-A GIRARD BLVD. NE
ALBUQUERQUE, NEW MEXICO 87106
(505) 265-4276

March 2, 1981

Mr. Richard S. Heller, City Engineer
City of Albuquerque
Box 1293
Albuquerque, New Mexico 87103

Re: Drainage Report Reeves Addition

Dear Mr. Heller

Enclosed is the Drainage Report for the Reeves Addition, Your approval or comments on changes is requested.

Ray L Harrison
Ray L. Harrison

Enc: Drainage Report
Draiange Plan
Street Paving Reeves Court

RECEIVED
MAR 03 1981
CITY ENGINEER

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

MAYOR
David P. Rusk

December 31, 1980

Arthur F. Reeves
George J. Reeves
901 Hazeldine S.E.
Albuquerque, N.M. 87106

RE: S-80-56

Gentlemen:

At the December 22, 1980 meeting of the Subdivision Review Board Case S-80-56 was given conditional approval, subject to compliance with:

1. One drainage pond (instead of two) to be landscaped, maintained and buffered appropriately. (and part of Lot 13) as
2. 15' property line radius at the northwest intersection and 25' property line radius at the southwest intersection with 12th Street.
3. 45' cul-de-sac radius.

If you have any questions concerning this case, do not hesitate to call me at 766-7422.

Sincerely,

Robert Casias, Planner

edj

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

FILE

INTER-OFFICE CORRESPONDENCE October 8, 1980 REF. NO._____

TO: Mike Hennessy

FROM: Susan Dewitt

SUBJECT: The Allen House, Land Controls Board case Z-80-136

The tract for which a zoning change is requested in this case contains a historic house of some importance in Albuquerque. Built in 1903 and rebuilt after a flood in 1905, the Allen House is a simple terron farmhouse which has seen relatively little change over the years. It was built for W.P. Allen, a beekeeper, and willed to Mabelle Yott Matthew (the Yott family lived in the similar terron farmhouse to the south) at his death in 1914. Mrs. Matthew willed the property to her neice, Vivian Yott Reeves. A.E. Matthew, Mabelle Yott's husband, ran a dairy on the property for many years.

We believe the Allen House is eligible for nomination to the National Register of Historic Places, and Prof. Bainbridge Bunting, who is a member of the State Cultural Properties Review Board which passes on such nominations, agrees with us. The house is an important part of the early Los Candelarias community. We feel that the current R-1 zoning helps to protect this historic structure from pressures for demolition. If the land were to be developed at greater density, perhaps only the land to the west (rear) of the house could be so zoned to protect the relationship of the Allen House to 12th Street.

It seems likely to me that the Landmarks and Urban Conservation Commission might wish to comment on this request, if appropriate. Would you like me to come to the study session or public hearing on this case?