HYDROLOGY H10/D2 1 of 2 4 PLANS

H10/D2

4 Plans

RECEIVED
ALBUQUERQUE, N.M.
MAR 23 1983
MUNICIPAL DEV. DEPT.
ADMIN. DIV.

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

RECEIVED
MAY 0 1983
CITY ENGINEER

INTER-OFFICE CORRESPONDENCE

March 22, 1983

REF. NO.

TO: Charles Volz, Chief Building Official/Code Admin.

FROM: H. R. Orr, Acting City Engineer HRO

SUBJECT: EL RANCHO ATRISCO UNIT 8 BUILDING PERMITS

The developer is not fulfilling a development agreement for El Rancho Atrisco Unit 8 which was required for plat approval. The City Engineer, Director of Municipal Development and the Developer, Western Development Co. (AKA Candlelight Homes) are currently drawing up another agreement which should be consumated soon. Until this new agreement is executed, consider this memo a request to hold all building permits in El Rancho Atrisco Unit 8 until further notice.

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

HRO/AH/dw

cc: Mac deVesty, City Attorney's Office
Carl P. Rodolph, Director, MDD
Jim Fink, Acting Principal Asst. City Engineer-Hydrology
Permit Desk Clerks

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

November 13, 1978

Mr. Bo Johnson
Western Development Co.
619 Truman N.E.
Albuquerque, N.M. 87110

SUBJECT: OURAY RD. CROSSING FOR EL RANCHO ATRISCO DEVELOPMENT

Dear Mr. Johnson:

This letter is written to summarize the results of the conversation held this morning, November 13, 1978, in the office of Mr. Rip Orr, Acting Director, Public Works Department.

The City accepts as an interim solution the construction of a culvert structure under Ouray Rd. with a design discharge of 10 years frequency of recurrence.

The Western Development Co. will be allowed to proceed with the construction on and the sale of the first seventy-five lots. No further development of the remaining lots will be allowed without the completion of the culvert crossing under Ouray Rd. with the standard 100 year frequency design.

The second phase of construction will have to include the outlet structures for the pipe culverts constructed during the first phase. The Western Development Corp. will maintain the crossing structure and temporary roadway until final acceptance by the City is received. The Department of Public Works in turn will recommend the inclusion of the construction of the full section of Ouray Rd. (and pertinent culvert extension) in the next cycle of capital improvement program.

If this letter presents clearly your understanding of the agreement, please sign and return a copy to the office of the City Engineer.

Very truly yours,

Bruno Conegliano
Assistant City Engineer - Hydrology

BC/fs

cc - Rip Orr
Dick Heller
Richard Leonard
Orlando Sedillo
Drainage File

Western Development Company
Bo Johnson

ADDENDUM

ADDENDUM TO LETTER OF UNDERSTANDING BETWEEN CITY OF ALBUQUERQUE AND WESTERN HOLDING CO., DATED APRIL 6, 1983.

WESTERN HOLDING CO. ACKNOWLEDGES THAT THERE IS ONE ITEM UNRESOLVED FROM THE PREVIOUS AGREEMENT DATED FEBRUARY 10, 1983, THE EXTENSION OF APPROXIMATELY 34 FEET OF CULVERT UNDER OURAY ROAD.

WESTERN HOLDING CO. WILL EXTEND CULVERTS UNDER OURAY ROAD TO THE 100 FOOT LENGTHS, AND CULVERTS WILL BE IN PLACE NO LATER THAN DECEMBER, 1984, UNLESS SUBSEQUENT INVESTIGATION PROVIDES OTHERWISE.

WESTERN HOLDING COMPANY:

6/14-83

GERHARD MUELLER, PRESIDENT DATE

ACCEPTED BY CITY OF ALBUQUERQUE:

6-10-83

CARL P. RODOLPH, DIRECTOR DATE
MUNICIPAL DEVELOPMENT DEPARTMENT

ADDENDUM

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WESTERN HOLDING COMPANY:

6/14-83

GERHARD MULLER, PRESIDENT DATE

ACCEPTED BY CITY OF ALBUQUERQUE:

6-10-83

CARL P. RODOLPH, DIRECTOR DATE
MUNICIPAL DEVELOPMENT DEPARTMENT

LETTER OF UNDERSTANDING

THIS LETTER OF UNDERSTANDING AGRRED UPON THIS DATE, APRIL 6, 1983 CDR ~~MARCH 28, 1983,~~ BETWEEN THE CITY OF ALBUQUERQUE AND WESTERN HOLDING COMPANY IS AS FOLLOWS:

1. WESTERN HOLDING IS TO ENTER INTO A TURN-KEY AGREEMENT FOR THE FOLLOWING WORK:
   A. Improvement of drainage between units 8 and 10 and units 9 and 2 in El Rancho Atrisco. Estimated cost is 69,000.
   B. Installation of additional culverts on Ouray access road. Estimated cost 29,000.
   C. Installation of necessary spillway and dike reinforcement in Hidden Valley as required by AMAFCA. Estimated cost 40,000.
2. WESTERN HOLDING COMPANY WILL PLACE IN ESCROW AT FIRST AMERICAN TITLE COMPANY, THE SUM OF $139,000.00 CDR ~~$140,000~~ UPON ACCEPTANCE OF THIS AGREEMENT. UPON ACCEPTANCE BY CITY AND MY LENDERS OF WORK PERFORMED BY CONTRACTOR, DISBURSEMENTS WILL BE MADE FROM THIS FUND HELD IN ESCROW. IF PARTIAL PAYMENT IS MADE SUCH DISBURSEMENTS WILL ALSO BE APPROVED BY THE CITY AND MY LENDERS.
3. WESTERN HOLDING WILL ALSO PLACE IN ESCROW AT FIRST AMERICAN TITLE COMPANY, A DEED FOR 5 LOTS IN HIDDEN VALLEY AS SECURITY FOR IMPROVEMENTS OF TWO ADDITIONAL LANES OF ROAD BETWEEN UNIT 8 AND 9 IN EL RANCHO ATRISCO, AND IMPROVEMENTS OF APPROXIMATELY 3050 LINEAR FEET OF SIDEWALK ADJACENT TO UNIT 6. THIS

WORK TO BE COMPLETED BY NO LATER THAN DECEMBER 1984. UPON SATISFACTORY COMPLETION OF THIS WORK THE LOTS IN HIDDEN VALLEY WILL BE DEEDED BACK TO WESTERN HOLDING COMPANY.

4. UPON ACCEPTANCE OF THIS AGREEMENT, BUIDING PERMITS FOR UNIT 8 WILL BE RELEASED.
5. UPON DESIGN OF UNITS 9, AND OR, UNIT 2B, CONSISTING RESPECTIVELY OF 50 LOTS AND 27 LOTS, AND APPROVAL OF THESE PLATS BY THE CITY, FUNDS TO COVER THESE IMPROVEMENTS WILL ALSO BE PLACED IN ESCROW AT FIRST AMERICAN TITLE AND DISBURSED IN A MANNER SIMILAR AS OUTLINED ABOVE.

WESTERN HOLDING COMPANY
GERHARD MULLER
PRESIDENT

ACCEPTED BY CITY OF ALBUQUERQUE

Carl P. Rodolph 4-6-83
CARL RODOLPH

ADDENDUM

ADDENDUM TO LETTER OF UNDERSTANDING BETWEEN CITY OF ALBUQUERQUE AND WESTERN HOLDING CO., DATED APRIL 6, 1983.

WESTERN HOLDING CO. ACKNOWLEDGES THAT THERE IS ONE ITEM UNRESOLVED FROM THE PREVIOUS AGREEMENT DATED FEBRUARY 10, 1983, THE EXTENSION OF APPROXIMATELY 34 FEET OF CULVERT UNDER OURAY ROAD.

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WESTERN HOLDING COMPANY:

6/14-83

GERHARD MUELLER, PRESIDENT DATE

ACCEPTED BY CITY OF ALBUQUERQUE:

6-10-83

CARL P. RODOLPH, DIRECTOR DATE
MUNICIPAL DEVELOPMENT DEPARTMENT

candlelight homes, inc.
western development company, inc.

Western Holding Company

April 6, 1983

City of Albuquerque
Municipal Development Department
P.O. Box 1293, Sixth Floor
Albuquerque, New Mexico 87103

ATTN: CARL RODOLPH

Dear Mr. Rod lph,

Enclose please find letter from First American Title Co. stating that $ 139,000.00 and deed to 5 lots in Hidden Valley, are being held in escrow.

AMAFCA is finishing rewiew process and will complete it today, April 6, 1983, according to Dan Sabo at AMAFCA. Also, enclosed find contractors bid for the improvement of drainage chanel in Atrisco, and culverts at Ouray Road, and estimates for improvements in Hidden Valley as follows:

1.	Drainage structure	$ 60,770.20
2.	Culverts on Ouray Rd.	25,202.50
3.	Improvements in Hidden Valley	41.800.00
	TOTAL	127,772.70

I would appreciate your signing the enclosed Letter of Understanding as previously agreed upon.

Very truly yours,

WESTERN HOLDING COMPANY

Gerhard Muller
President

GM/fm
Enclosure

1224 pennsylvania, n.e. albuquerque, new mexico 87110 phone (505) 268-4395

FIRST AMERICAN

First American Title Company

MAIN OFFICE: 2601 LOUISIANA BLVD., N.E. ALBUQUERQUE, NEW MEXICO 881-3300
MAILING ADDRESS: P.O. BOX 30066 STATION D. ALBUQUERQUE, NEW MEXICO 87110

April 5, 1983

City of Albuquerque
Municipal Development Department
P.O. Box 1293, Sixth Floor
Albuquerque, New Mexico 87103

ATTENTION: Carl Rodolph

Dear Mr. Rodolph,

Please be advised that I am holding in escrow the amount of $139,000.00 to be disbursed to contractor for work performed as per enclosed Letter of Understanding, between the City of Albuquerque and Western Holding Company.

Such funds will only be disbursed in amounts agreed to by the City and lenders, and upon execution by the City of the Letter of Understanding.

Furthermore, I am holding in escrow the deed to 5 lots in Hidden Valley as security for work to be performed at a later date, as outlined in attached Letter of Understanding.

Sincerely,

P. C. Templeton

P.C. TEMPLETON
President

PCT/pdl

enclosure

AGREEMENT

THIS AGREEMENT, made and entered into this 10th day of February, 1982, by and between Western Holding Company, 3700 Coors Blvd., N.W. Albuquerque, New Mexico, 87120, a New Mexico Corporation, (hereinafter referred to as the "Developer"), and the City of Albuquerque, New Mexico, a municipal corporation (hereinafter referred to as the "City").

WITNESSETH:

WHEREAS, the Developer is developing the area known as El Rancho Atrisco, consisting of Units 1, 2 Phase I, 2 Phase II, 2 Phase III, 2a, and 3 through 13, all as more specifically shown on the El Rancho Atrisco Master Plan, which is attached hereto as Exhibit A, and by this reference made a part of this Agreement; and

WHEREAS, the City requires the Developer, as part of the development, to construct certain public facilities at the Developer's expense; and

WHEREAS, THE Developer is desirous of developing Unit 8 prior to the completion of construction of certain public facilities consisting of certain offsite improvements; and

WHEREAS, the City is willing to grant permission to the Developer to develop Unit 8 only upon the terms and conditions provided herein.

NOW, THEREFORE, in consideration of the premises and mutual obligations herein, the parties hereto do mutually agree as follows:

1. Offsite Improvements. The Developer specifically acknowledges that the following public facilities relative to the development of El Rancho Atrisco have not been completed as required by the City:

A. Westerly portion of Ouray Road adjacent to Unit 8, consisting of approximately 1345 lineal feet of 24 foot arterial pavement including curb and gutter;

D. Drainage channel lying south of Units 2 and 10 and north of Units 8 and 9;

C. Drainage culverts under Ouray Road between detention pond #14 and debris basin discharging into Ladera Golf Course, consisting of the installation of five (5) 100 foot corrugated metal culverts and the extension of four (4) existing culverts from 62 feet to 100 feet; and

Sidewalks and necessary retaining walls along Ouray Road adjacent to Units 3, 6 and 8, consisting of approximately 3050 lineal feet of 4 foot sidewalks,

Contacted Gerhardt Muller 6/10/82 RPA

"No progress till late fall"

Out of town till 1/18/83 per Ross Gutzert — will call

Called 1/25 not available

Mr Muller called 1/25 will respond in 2/1/83

which are shown on Exhibit A as A, B, C and D respectively and which are hereinafter referred to as the "Offsite Improvements".

2. Unit 8. The City hereby grants permission to the Developer to develop Unit 8 of El Rancho Atrisco without first

completing the construction of the Offsite Improvements; provided, however, that such permission is contingent upon the Developer's complying with the terms and conditions set forth herein and upon the Developer's complying with all of the City's requirements relative to the development of Unit 8.

3. Future Development. The Developer expressly acknowledges that in order to receive permission from the City to develop other portions of El Rancho Atrisco, including Unit 9, the Offsite Improvements shall have been fully constructed within one (1) year of the date of execution of this Agreement or a Letter of Credit furnished to the City as provided herein.

In lieu of fully constructing the Offsite Improvements within one (1) year of the date of execution of this Agreement or the furnishing of a Letter of Credit as provided herein, the Developer may, within such one (1) year period, provide evidence to the City of a binding contract with a contractor satisfactory to the City for the completion of the construction of the Offsite Improvements within a specified time, which time is subject to the approval of the City, and furnish to the City a performance bond, naming the City as obligee, in the amount of one hundred ten percent (110%) of the estimated cost of the completion of the construction of the Offsite Improvements, based on the contract documents for City-Wide Utilities and Cash Paving No. 30, and which bond ensures the completion of the construction of the Offsite Improvements within the specified time. The Developer expressly agrees that if it elects to utilize this method in lieu of completing the construction of the Offsite Improvements within the one (1) year period or furnishing the Letter of Credit, the City is under no obligation to nor is it required to approve the development of other portions of El Rancho Atrisco, including Unit 9, prior to the completion of construction of the Offsite Improvements.

4. Letter of Credit. In lieu of completing the construction of the Offsite Improvements within one (1) year of the date of execution of this Agreement, the Developer may furnish the City with an irrevocable Letter of Credit, within one (1) year of the date of execution of this Agreement, to ensure the construction of the Offsite Improvements. The Letter of Credit shall be in a form and issued by a financial institution satisfactory to the City and in the amount of one hundred fifty percent (150%) of the estimated cost of construction of the Offsite Improvements, based on the Contract Documents for City-Wide Utilities and Cash Paving No. 30.

5. Indemnity. The Developer agrees to defend, indemnify, hold harmless the City and its officers, agents and employees from and against all suits, actions or claims or any character brought because of any injury or damage received or sustained in any way by any persons, person or property resulting from or arising out of the City's granting permission to the Developer to develop Unit 8 without first completing the construction of the Offsite Improvements or the Developer's failure to have constructed the Offsite Improvements or by reason of any act or omission, neglect or misconduct of the Developer or its agents or employees.

The indemnity required hereunder shall not be limited by reason of the specification of any particular insurance coverage in this Agreement. Nothing herein is intended to impair any right of indemnity under the laws of the State of New Mexico.

6. Insurance.

A. General Conditions: The Developer shall procure and maintain in full force and effect until

completion of the construction of the Offsite Improvements, such insurance as is required herein. Policies of insurance shall be written by companies authorized to write such insurance in New Mexico, and shall be in a form satisfactory to the City and properly filed and approved by the Superintendent of Insurance, State of New Mexico.

The Developer shall furnish the City two (2) copies of certificates of required insurance (or copies of insurance policies if the City calls for them). All certificates of insurance (or policies) shall provide that thirty (30) days' written notice be given to the Risk Manager, City of Albuquerque, Box 1293, Albuquerque, New Mexico, 87103 before a policy is cancelled, materially changed or not renewed. Various types of required insurance may be written in one or more policies.

B. Approval of Insurance: The Developer shall, within thirty (30) days of the date of execution of this Agreement, obtain the insurance required herein and shall file the proper certificates (or policies) with the City.

C. Comprehensive General Liability Insurance Including Automobile: The Developer shall procure and maintain, until completion of the construction of the Offsite Improvements, a comprehensive general liability and automobile insurance policy with liability limits in amounts not less than $1,000,000 single limit of liability for bodily injury, including death, and property damage in any one occurrence.

Said policy of insurance shall include coverage for all operations, coverage for the use of all owned, non-owned, hired automobiles, vehicles and other equipment both on and off work, and contractual liability coverage shall specifically insure the hold harmless provision of this Agreement.

D. Workmen's Compensation Insurance: The Developer shall comply with the provisions of the Workmen's Compensation Act, the Subsequent Injury Act, and the New Mexico Occupational Disease Disablement Law. The Developer shall procure and maintain until completion of the construction of the Offsite Improvements, complete Workmen's Compensation and Employer's Liability Insurance in accordance with New Mexico law and regulations. Such insurance shall include coverage permitted under Section 52-1-10 NMSA 1978, for safety devices. The City, its officers or employees, will not be responsible for any claims or actions occasioned by failure of the Developer to comply with the provisions of this subparagraph.

E. Increased Limits: If, during the life of this Agreement, the Legislature of the State of New Mexico increases the maximum limits of liability under the Tort Claims Act (Sections 41-4-1 through 41-4-25 NMSA 1978) the City may require

the Developer to increase the maximum limits of any Insurance required herein.

7. Failure to Procure and Maintain Insurance. It is expressly agreed by the Developer that the City's granting of permission to the Developer to develop Unit 8 of El Rancho Atrisco as provided herein is contingent upon the Developer's procuring, within thirty (30) days of the date of execution of this Agreement, the insurance specified in Section 6 hereof and maintaining such insurance as provided in Section 6. In the event that the Developer fails to procure or maintain such insurance, the City may, in its sole discretion, terminate this Agreement upon the giving of three (3) days' written notice of such termination to the Developer and upon such termination, the City's granting of permission to the Developer, as specified in Section 2, shall be deemed to have been rescinded.

8. Entire Agreement. This Agreement embodies the whole agreement of the parties. There are no promises, terms, conditions, or obligations other than those contained herein; and this Agreement shall supersede all previous communications, representations, or agreements, either verbal or written, between the parties hereto.

9. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, assignees, and successors of the respective parties.

IN WITNESS WHEREOF, the City and the Developer have executed this Agreement as of the date first above written.

CITY OF ALBUQUERQUE, NEW MEXICO

By: Frank A. Kleinkurz
Chief Administrative Officer

ATTEST:

City Clerk

DEVELOPER: Atrisco Homes Inc.

By:
Its: President

REVIEWED BY THE LEGAL DEPARTMENT:

Assistant City Attorney

RECOMMENDED:

2/9/82
City Engineer

RECOMMENDED:

2-9-82
Director, Municipal Development Department

TRINITY ENTERPRISES, INC.

Civil Engineers
Land Planners
Developers

3107 Eubank, N.E.
Suite 3
Albuquerque, New Mexico 87111
(505) 292-7666

RECEIVED
SEP 25 1981
CITY ENGINEER

9/23/81

Mr. Chuck Easterling
City Hydrologist
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Grading-Drainage Plan for Unit 8
El Rancho Atrisco

Dear Mr. Easterling,

Enclosed please find transmitted to your department a revised grading plan. Addressed under revision No. 2 are two details, a swale, detention basin and seeding requirements. The two details show the feasibility of the grading plan and the fact that no retaining walls are required. As per FHA guidelines the maximum pervious slope is 5:1. Please note that the pond and pad relationships are equal or less than what my details and calculations allow. I ask your indulgence on the drafting quality (relating to scale) and request you accept the grades, elevation and construction of same as engineeringly sound. I am at your call to field inspect this job with you or your reqresentative and show you its compliance with regulations.

I have contacted Western Holding Company and notified them of the seeding requirements and the maintenance requirements by the developer. The ultimate solution to the westerly channel will be addressed when the commercial development to the east is addressed if there is no problem

RSH	ADM
HRO	SUR
CDS	COUN
DES	SEC
INSP	FILE
HYDRO	RETURN

with the interim swale and maintenance agreement with Western Holding Company.

Please contact me if there are any other problems relating to drainage which I can resolve for you.

Sincerely,

Andre Houle, P.E.
Vice President

xc: Mr. Ross Gatzert - Western Holding Company

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE August 19, 1981 REF. NO._____

TO: Charles M. Easterling, Principal Assistant City Engineer/Hydrology

FROM: Bruno Conegliano, Assistant Hydrology Engineer B. C.

SUBJECT: EL RANCHO ATRISCO - UNIT 8

While I appreciate the recognition of Mr. Heller, I must respectfully decline the responsibility that rightfully belongs to the Principal Assistant City Engineer/Hydrology. In regard to the "temporary" interceptor channel, along the west property line of this subdivision, I would also like to point out that, over time, we have observed that these "temporary" facilities tend to become permanent.

I believe that the mentioned channel is not in a dedicated drainage easement. Therefore, provisions for an ultimate method of handling the significant flow anticipated (86 cfs) should be provided within the context of the development of "El Rancho Atriso Phase III." These provisions should be acceptable to the City; the developer, Candlelight Homes, should also supply a binding commitment for the restoration of the natural conditions when the ultimate facilities are in force. For your benefit, I am attaching an attractive page of engineering poetry, included in El Rancho Atrisco Area Plan prepared by Trinity Enterprises, to be compared with the actual design submitted by Mr. Bo Johnson for the interceptor channel.

BC:gc
8083A
cc f/Reading
R. S. Heller

TRINITY ENTERPRISES, INC.

Civil Engineers
Land Planners
Developers

3107 Eubank, N.E.
Suite 3
Albuquerque, New Mexico 87111
(505) 292-7666

8/18/81

Mr. Chuck Easterling
City Hydrologist
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: El Rancho Atrisco, Unit 8
Grading Plan Revision

Dear Mr. Easterling,

Upon review of Design Memorandum #14, I find I have failed to comply with standard city policies. Please consider this an effort to rectify the procedures I used to change the plans.

Enclosed please find copies of the two revised sheets. Please note that these changes in no way affect the intent or change the drainage plan. This change was initiated because of a dirt shortage and it was not a deliberated deceptive action. Upon your review and approval of this change, I will check the plans out and follow the protocol for change orders.

Sincerely,

Andre Houle, P.E.
Vice President

AH/dd
enclosures

RECEIVED
AUG 25 1981
CITY ENGINEER

RSH	ADM
HRO	SUR
CDS	COUN
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INSP	FILE
HYDRO	RETURN

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE August 12, 1981 REF. NO. RF

TO: Charles M. Easterling, Principal Assistant City Engineer

FROM: Bruno Conegliano B.C.

SUBJECT: EL RANCHO ATRISCO UNIT 8

Towards the end of February of this year, a meeting was held in Mr. Dick Heller's office with Mr. Bo Johnson and myself regarding the rough grading and the approval of El Rancho Atrisco Unit 8. The minimum requirements were set as follows:

1. Provision of a storm sewer to intercept the flows from Unit 8 before they reached Ouray Road. A run-down perpendicular to the arterial that is to serve all the area within the El Rancho Atrisco Phase III, was not acceptable. The storm sewer was also to collect the run-off conveyed by Ouray Road; a small desilting basin was to be constructed within the park, south of Unit 8, to minimize sendiment conveyance and deposition in the dip section over the drainage channel.

2. Written approval from the Public Service Company of the design of the ditch to be built in their easement.

3. Provisions for non-erosive conditions at the intersection of the ditch (86.0 cfs) with the channel (300 cfs) at the boundary with Unit 2.

4. Treatment of the west lane of Ouray Road to prevent erosion and damages to the existing arterial pavement.

5. Revise the grading plan and indicate the location of the retaining walls where the proposed grading required excessive differences in elevation between pond elevation and the elevation of the property corners (almost five feet in some instances).

6. If at all possible revise the grade of the major access drive to reduce the 7.0% grade shown on the plan.

In exchange, the City would hold in abeyance its demands that:

1. the Turnkey Agreement, proposed by Candelight Homes and accepted by the City in 1978, be fulfilled;
2. would not request the completion of the 100 year crossing of the Ladera Channel;
3. would not request the completion of the drop structures indicated on the approved design by Jake Bordenave;
4. would allow the construction of 92 lots, as requested, rather than the 75 of the original agreement.

Nevertheless the provisions of the above were to be supplied by the developer with El Rancho Atrisco Unit 9.

The revised grading plan did not comply with the minimum requirements indicated above. For instance the engineer simply erased on the grading plan the elevations at the property corners that had aroused my displeasure. Yet, the site grading and construction plan was approved and today there are houses standing on the unaccepted subdivision. Well, what do you know, Mr. A. Houle has called me asking me for the signature of the plat of El Rancho Atrisco Unit 9 (No drainage report submitted with a proper grading plan yet; in the file there is a conceptual plan from J. Bordenave that needs to be fleshed out).

As a further clarification of the above I am enclosing a reduced copy of a plan signed by Mr. Bo Johnson (Sheet 1 of 1), which had attempted to address the concerns of Point 3. With a 1.7% slope for the channel in those eolian deposits, with no bank protection at the confluence, with a significant drop in flow line at the beginning of the channel and no grade control structures, no W. S. profile etc. etc., I could not concur with the proposal; (please note the scale of the profile). After my rejection the problem was simply disregarded, as can be seen from the approved plans.

BC:gc

cc f/Reading

697

TRINITY ENTERPRISES, INC.

Civil Engineers
Land Planners
Developers

3107 Eubank, N.E.
Suite 3
Albuquerque, New Mexico 87111
(505) 292-7666

RECEIVED
FEB 20 1981
CITY ENGINEER

February 18, 1981

Mr. Richard Heller
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: El Rancho Atrisco, Unit 8

Dear Mr. Heller,

Please consider this a request for a rough grading permit for El Rancho Atrisco, Unit 8.

The drawings and drainage report have been submitted and approval should be completed by the time grading is complete. Western Holding Company will comply with you requirement and construct a subdivision in compliance with all City and FHA requirements.

Please let me know should you have any questions or comments on this request.

Thank you,

Bo K. Johnson,
President

BKJ/dd

BSH	ena	ADM	
CHF		SUR	
CDS		COUN	
DES		SEC	
INSP		FILE	
HYDRO		RETURN	

How far from approval are we?

TRINITY ENTERPRISES, INC.

Civil Engineers
Land Planners
Developers

3107 Eubank, N.E.
Suite 3
Albuquerque, New Mexico 87111
(505) 292-7666

February 18, 1981

Mr. Richard Heller
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: El Rancho Atrisco, Unit 8

Dear Mr. Heller,

Please consider this a request for a rough grading permit for El Rancho Atrisco, Unit 8.

The drawings and drainage report have been submitted and approval should be completed by the time grading is complete. Western Holding Company will comply with you requirement and construct a subdivision in compliance with all City and FHA requirements.

Please let me know should you have any questions or comments on this request.

Thank you,

Bo K. Johnson,
President

BKJ/dd

TRINITY ENTERPRISES, INC.

Civil Engineers
Land Planners
Developers

3107 Eubank, N.E.
Suite 3
Albuquerque, New Mexico 87111
(505) 292-7666

February 13, 1981

Mr. Richard Heller
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Dear Mr. Heller,

We discussed recently your desire for Western Holding Company to provide the City with a bond for the construction of the offsite improvements on the El Rancho Atrisco Master Plan. In response to this request, I have personally contacted numerous local insurance companies including, the carrier for Western Holding Company as to the feasibility of obtaining a bond for an amount even as low as $100,000. After this research, and as I mentioned to you before, I have concluded it is not economically feasible for a small home builder/land developer to obtain such a bond. There are a number of reasons for this. The primary one being that a home builder/land developers' business requires a very heavy investment of capital for land purchases. In contrast, a true building contractor can obtain a bond for a specific project because an owner has guaranteed the money for the project, that is, the project has been funded.

I therefore respectfully request that you allow Western Holding Company to proceed with El Rancho Atrisco, Unit 8 under the premis that you approve a schedule of offsite improvement construction such as outlined in the enclosed letter of agreement. An agreement such as this gives you a time table for the construction and allows the developer the flexibility required for financing some very heavy offsite subdivision improvements. It is of course, our intention that the health and protection of property of the individual home owners living on this project would not be violated, although construction may not be 100% complete. I hope that we can reach an agreement within the scope

of the enclosed letter.

I will of course, be glad to go over this with you in greater detail, at your convenience if you so desire.

Thank you very much for your time and attention on this matter.

Sincerely,

Bo K. Johnson
President

BKJ/dd
enclosure

cc: Gerhard Muller - Western Holding Company

candlelight homes, inc.
western development company, inc.

Western Holding Company

Mr. Richard Heller
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: El Rancho Atrisco, Unit 8
El Rancho Atrisco Development
Letter of Understanding

Dear Mr. Heller:

This letter is an understanding between the Municipal Development - Engineering, City of Albuquerque and Western Holding Company, the developer of the aforementioned Master Plan subdivisions, on the schedule of offsite improvements for the El Rancho Atrisco Development. This letter also requests construction drawings approved for Unit 8.

Western Holding Company has currently completed construction on the following subdivisions in the El Rancho Atrisco Master Plan:

EL RANCHO ATRISCO Unit No.	NO. OF LOTS
1	75 - East Side
2 Phase I	50 - West Side
3	58 - East Side
4	46 - East Side
5	40 - East Side
6	35 - East Side

OURAY & LADERA BLVD. - EAST SIDE

On the east portion of this development the only remaining work to be completed is Ouray Road adjacent to Unit 3. It is our proposal to complete this work with Unit 8 construction funds.

DRAINAGE CHANNEL SOUTH OF UNIT 2

There remains to be completed a drainage channel adjacent to Unit 2, Phase I. At the present time this channel has been excavated and the Ronda de Lechusas Road Crossing is complete. This channel has not been fully completed or accepted by the City, but provides full protection from the 100 year flood. We propose that the

1224 pennsylvania, n.e. albuquerque, new mexico 87110 phone (505) 268-4395

City allow Western Holding Company the right to maintain this existing channel to protect Unit 2, Phase I until it is fully completed and turned over to the City for maintenance. This channel shall be fully developed and completed with construction of Unit 9. (The next scheduled subdivision after Unit 8). All necessary berms have been constructed to protect Unit 2, Phase I from the 100 year flow generated from the west.

Western Holding Company will construct and maintain required improvements to protect Unit 8 from the 100 year flood hazard as required by the approved construction drawings, until this subdivision is accepted by the City.

OURAY ROAD - DEBRIS BASIN CULVERT CROSSING

With regard to the pipe crossing on Ouray Road (Ladera Channel Debris Basin Pond #14) and our previous letter of November 13, 1978 please consider this a request to extend the number of permitted housing units from 75 to 92 before this crossing must be completed. This crossing will be part of the construction of Unit 9.

Thank you,

WESTERN HOLDING COMPANY

Gerhard Muller, President — Date

CITY OF ALBUQUERQUE

Richard Heller, City Engineer — Date

DRAINAGE REPORT

FOR

EL RANCHO ATRISCO UNIT 8
ALBUQUERQUE, NEW MEXICO.

PREPARED FOR

WESTERN HOLDING COMPANY
1224 Pennsylvania
Albuquerque, New Mexico.

PREPARED BY

TRINITY ENTERPRISES, INC
3107 Eubank N.E. Suite No. 3
Albuquerque, New Mexico.

DRAINAGE REPORT

FOR

EL RANCHO ATRISCO UNIT 8
Albuquerque, New Mexico

PREPARED FOR
WESTERN HOLDING COMPANY
1224 Pennsylvania
Albuquerque, New Mexico

PREPARED BY
TRINITY ENTERPRISES, Inc.
3107 Eubank NE Suite #3
Albuquerque, New Mexico

Bo K. Johnson, P.E. #5922

BO K.E. JOHNSON
NEW MEXICO
5922
REGISTERED PROFESSIONAL ENGINEER

Revised 2/26/81

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INTRODUCTION

El Rancho Atrisco Unit 8 is a portion of the approved El Rancho Atrisco Tract 2, (Filed Master Plan.

The land use of this subdivision is single family detached housing. The square footage (heated) of these units will be in the range of 960 - 1500 square feet. The typical lot size will be 6000 square feet with the minimum width of 60 feet.

The site is located on the city index sheet G-10 and G-11. The site is Northeast of the PNM Switching Station and bounded to the West by a 200' wide PNM easement and to the North and East by Ouray Road. There is a drainage channel located North of Ouray Road, which this site will use to handle the drainage.

The development contains 42 lots on 9.4 acres (density = 4.5 d.u./acre). The streets are 50' right-of-ways with the 32 foot standard street sections. The grading will be done to F.H.A. minimum property standards with pond depth not exceeding 6" in depth and pond setbacks of 15 feet from buildings and 5 feet from property lines. The minimum swale slopes will be 2% running from the building, a minimum distance of 15 feet and 0.5% after that point.

OFFSITE FLOW CHARACTERISTICS

There are two offsite drainage basins draining through Unit 8, located to the West.

BASIN No. 1 is 220± acres with an average slope of 0.03 ft/ft. This basin is a narrow, long basin with channel flow comprising most of it's drainage course. The length of this channel is 8,100 feet. The S.C.S. soil type of this basin above the escarpment is Alemeda which comprised of Sandy Loam and Loam with water permeability of 0.6 - 2.0 inches per hour. This soil is in the S.C.S. Hydrologic soil group C (CN=85). The soil below the escarpment is classified as Bluepoint-Kokan comprised of gravelly sand. This soil is in the S.C.S. Hydrologic group A (CN=70). The permeability of the soil is listed as greater than 20 inches per hour in the Soil Survey of Bernalillo County. The estimated gully velocity for this basin is 4.0 f.p.s. resulting in a time of concentration 35 minutes. The Duration - Intensity - Frequency curves derived by Herkenhoff and Associates will be used to obtain an intensity of 3.2 inches per hour.

Using the rational formula:

Q_{peak} = C.I.A. = (0.40)(3.2)(220) = 282 c.f.s.

Using the S.C.S. Equation: (abstractions I_a = 0.2S)

CN = 0.85; using Fig. 2-4 and the 100 yr-6hr. storm

Q = 0.9 inches; q = 1.3 c.f.s./Ac./inch of runoff

Peak rate of discharge =

(109)(1.3)(.9) = 127 c.f.s. for above the escarpment

CN = 0.70; using Fig. 2-4 and the 100 yr-6hr storm

Q = 0.3 inches; q = 1.3 c.f.s./Ac./inch of runoff

Peak rate of discharge =

(111)(1.3)(.3) = 43.3 c.f.s. for below the escarpment

Total discharge from basin No. 1 to Unit 8

127 + 43.3 = 171 c.f.s. which is less than the result derived using the rational formula.

BASIN No. 2 is a small, flat basin located predominantly below the escarpment in the Bluepoint-Kokan soil type. The total area is 113 acres with an average slope of 0.03 ft/ft., therefore, the overland flow is approximated at 4.0 f.p.s. The length of this basin is 5,500 feet. This results in a time of concentration of 25 minutes. The related storm intensity is equal to 3.8 in./hr.

Using the rational formula:

$Q = C.I.A. = (0.2)(3.8)(.113) = 86$ c.f.s.

Using the S.C.S. formula:

CN = 70; using Fig. 2-4 and the 100 yr-6hr storm

Q = 0.3 inch; q = 1.3 c.f.s./Ac./Inch

Peak rate of discharge =

(113)(1.3)(.3) = 44 c.f.s. which is less than the result derived using the rational formula.

Flows from Basins No. 1 and 2 will be diverted along a ditch and dike constructed along the West Boundary of this tract in the PNM easement. This ditch and dike will divert flows to the exising channel located abutting Unit 2 and Ouray Road. It will be necessary for this channel to be re-analyzed. When development occurs to the West it is anticipated that these offsite flows will be diverted and reduced through uses of detention ponds.

The results derived using the rational formula will be used, in that this is the accepted practice in the city of Albuquerque.

1. Construct Hydrograph for Basin:

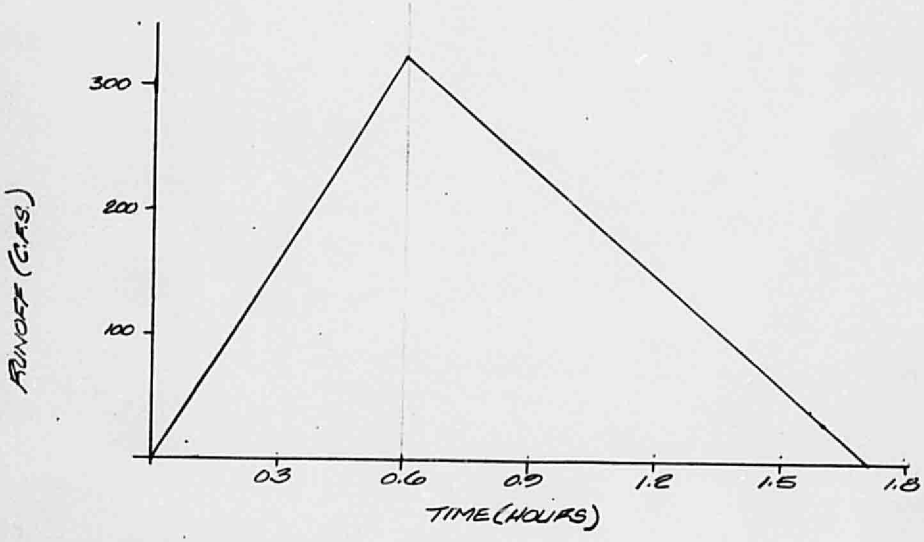
Total acreage = 333 acres
With an average slope of 0.03 ft/ft
Longest water course = 8100 feet

$t_c = \frac{8100}{4(60)(60)} = 0.56$ hrs. 0.6

From Herkenhoff I-D-F chart intensity = 3.23 inch/hour

$Q = C.I.A. = (0.3)(3.23)(333) = 323$ c.f.s. with a rainfall duration of 6 hours. Assume $t_{peak} = t_c$ with a time of occurance at 1/3 period of Hydrograph. Total time of Hydrograph is 1.7 hours.

OFFSITE DRAINAGE BASIN - TRIANGULAR HYDROGRAPH.



VOLUME RUNOFF: $V = (Q)(P)(A)$

$= (0.3)(2.2)(1/12)(333)(43{,}560) = 797{,}801 \text{ FT}^3$

HYDROGRAPH VOLUME: $V = \frac{1}{2}(t_c)(Q_p) + \frac{1}{2}(Q_p)(2t_c)$

$V = \left[\frac{1}{2}(0.6)(323) + \frac{1}{2}(323)(2)(.6)\right]3600 =$

$V = (290.7)(3600) = 1{,}046{,}520$

USING SCS CHART:

$P_{100\,YR-6HR} = 2.2$ INCHES

USING $Q = \frac{(P - 0.2S)^2}{P + 0.8S}$ CHART 2-4

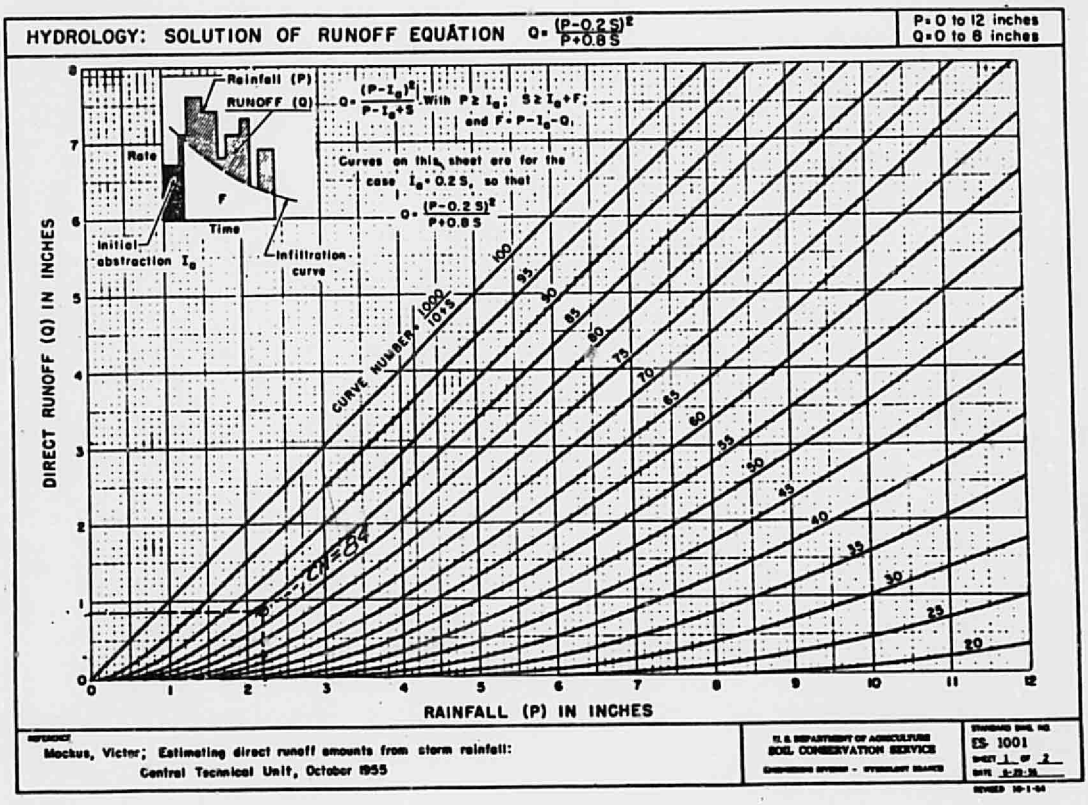
RUNOFF = 0.3 INCHES

VOLUME = $(0.3)(1/12)(333 \text{ ACRES})(43{,}560) = 362{,}037 \text{ FT}^3$

DETERMINE CN FOR ABOVE HYDROGRAPH:

$V - 1{,}046{,}520 = (X)(1/12)(333 \text{ ACRES})(43560)$

$\boxed{X = 0.87 \Rightarrow CN = 84}$



REFERENCE
Mockus, Victor; Estimating direct runoff amounts from storm rainfall: Central Technical Unit, October 1955

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
ENGINEERING DIVISION - HYDROLOGY BRANCH

STANDARD DWG. NO. ES- 1001
SHEET 1 OF 2
DATE 6-29-56
REVISED 10-1-64

Figure 2-4

ONSITE FLOW CHARACTERISTICS

The undeveloped flow characteristic of this site is sheet flow running to the Northeast. The flow is intercepted by Ouray Road and transported to the drainage channel built along Unit 2 El Rancho Atrisco. This channel drains to the Ladera Golf Course.

Ouray Road drains from station 21+00 (CT-33-78) to the drainage channel. The total length to the intersection of Ronda de Lechusas from this high point is 900 Lin. Ft. The full developed section is 56 feet of asphalt, 8 feet of sidewalk and the remainder is parkway.

$$\begin{array}{rcr} 56(.9) & = & 50.4 \\ 8(.9) & = & 7.2 \\ \underline{22}(.4) & = & \underline{8.8} \\ 86 & & 66.4 \end{array}$$

Composite "C" Factor = $\frac{66.4}{86}$ = 0.77

$t_c = \frac{L}{V} = \frac{900}{3.5 \text{ f.p.s.}}$ = 257 sec = 0.07 hrs —— use ten minutes

Q = C.I.A. = (0.77)(5.8)(1.78) = 7.94 c.f.s. = 8 c.f.s

Subdivision Undeveloped runoff:

Q = C.I.A. = (.3)(5.8)(9.02) = 16 c.f.s.

Total flow @ Ronda de Lechusas and Ouray Road = 24 c.f.s. from the South.

Runoff Factor - Developed Condition:

Typical Lot: 100 x 65

Building Pad & Driveway = 2500 sq.ft.
Rear Yard = 65 x 30 = 1950 sq.ft.
Front & Side Yard = 2050 sq.ft.

Initial Abstraction for pond = 229 cu.ft.

+ ¼" infiltration in back yard

1950 (.25)(1/12) = 41 ft^3

Total abstraction = 270 cu.ft.

The 100 year - 6 hour storm provided by the U.S.W.B. will be used to determine the intensity for determining the developed runoff flowrate.

TIME	STORM (inches)	POND VOLUME (3200 Ft^2x0.9xP)	
0	0	0	
5 min.	0.55	132	
10 min.	0.86	206	
15 min.	1.08	259	abstractions filled
30 min.	1.50	260	time of concentration =
1 hour	1.90	456	20 minutes
2 hours	1.99	478	
3 hours	2.08		
6 hours	2.30		

Use time of Concentration of 20 minutes + 10 minutes travel = 30

Storm = 1.5 inches @ 30 minutes

Intensity $= \frac{1.5}{30/60} = 3.00$ inch/hour

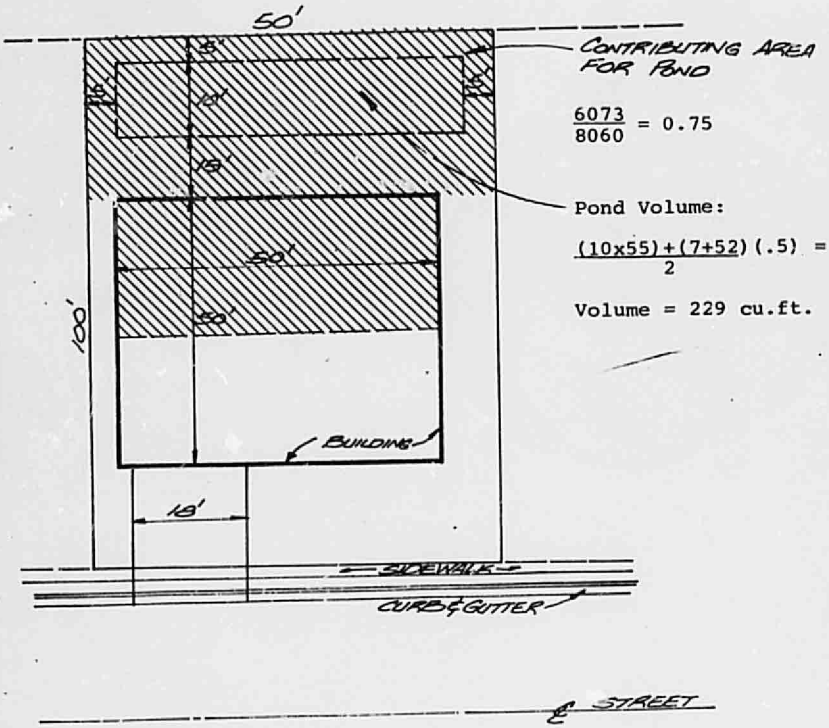
$Q_{developed}$ = CxIxA

= (0.75)(3.0)(9.02) = 20.3 c.f.s. which is

approximately equal to the undeveloped rate = 16 c.f.s.

Composite Runoff factor - Developed:

Area	"C" Factor	Area	CxA
Building & Driveway	0.9	2500	2250
Rear Yard	0.9	1950	1755
	(when pond is full)		
Front & Side Yard	0.4	2050	820
Sidewalk	0.9	260	234
Pavement	0.9	1040	936
Parkway	0.3	260	78
		8060	6073



CONTRIBUTING AREA FOR POND

$\frac{6073}{8060} = 0.75$

Pond Volume:

$\frac{(10 \times 55) + (7 + 52)}{2} (.5) =$

Volume = 229 cu.ft.

RECOMMENDATIONS & CONCLUSIONS

1. The ponds in the rear yards have the effect of delaying the peak of the storm so that the product of the runoff factor developed times the delayed intensity is equal to the product of the undeveloped runoff factor times the 10 minute intensity (no ponds).

2. The rear yard ponds will not handle the entire storm. The ponds will develop a maximum depth of 6 inches and then flow on to the street in a 2% swale to the street.

3. This grading format and drainage characteristic is in compliance with the FHA-HUD regulations, with the AMAFCA resolution, and the interim drainage guidelines issued November 13, 1979.

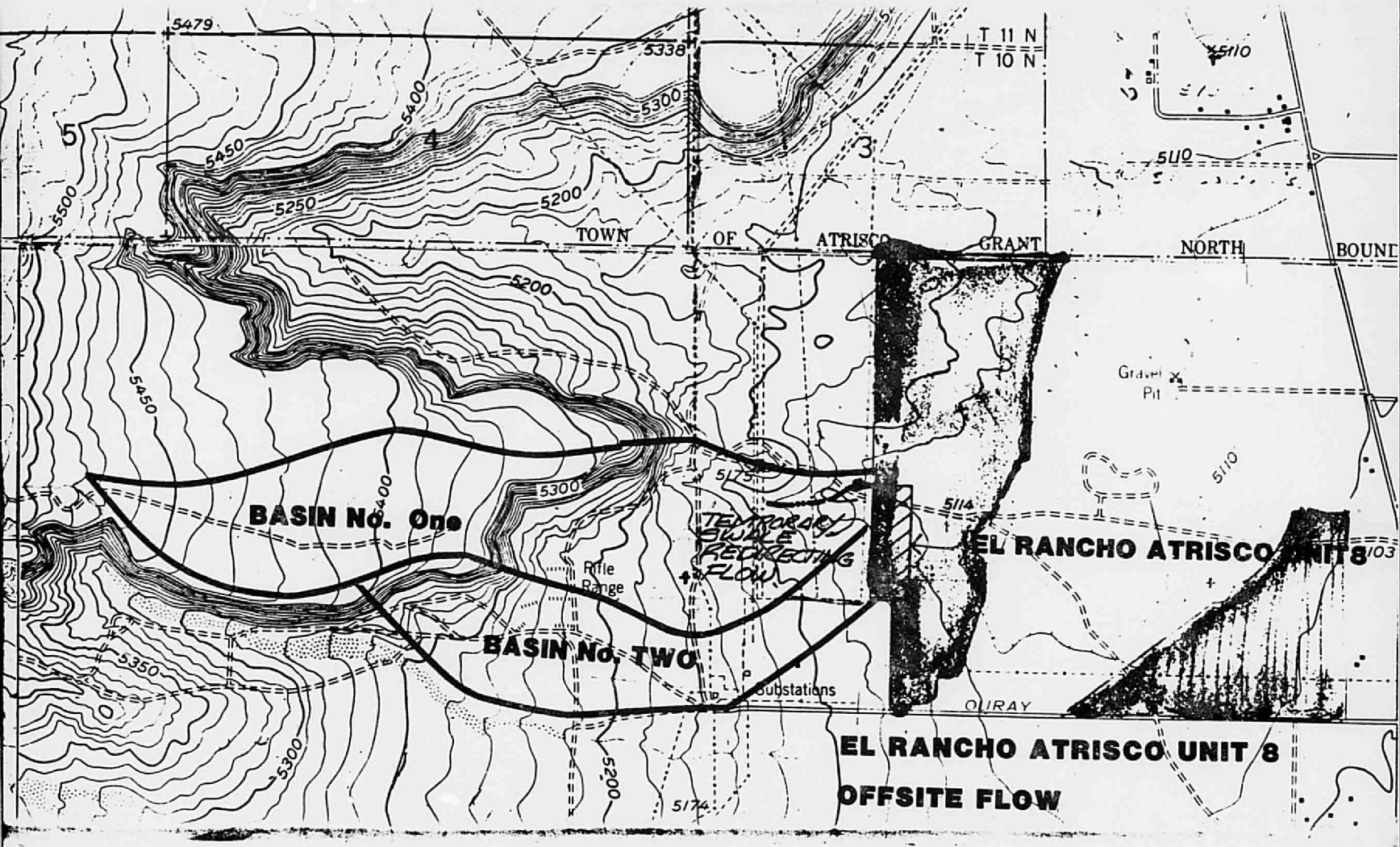
4. The offsite drainage peak and volume will be signifacantly reduced when development to the west occurs. This will be accomplished through the use of detention ponds located in the PNM easements. Before construction of the drainage channel is required, this detention pond and future development drainage should be analyzed to determine what improvements are actually required.

5. The offsite flows of 282 c.f.s. shall be diverted to the excavated channel and be maintained by the developer.

Revised 2/26/81

POND VOLUME CHART

LOT No.	POND SURFACE AREA (Sq. ft.)	POND DEPTH (ft)	POND VOLUME ($ft.^3$)
1	1000	0.5	438
2	1000	0.5	438
3	1000	0.5	438
4	1000	0.5	438
5	1650	0.5	722
6	800	0.5	350
7	900	0.5	394
8	1013	0.5	443
9	1000	0.5	438
10	1000	0.5	438
11	1000	0.5	438
12	1000	0.5	438
13	1000	0.5	438
14	1000	0.5	438
15	1000	0.5	438
16	1000	0.5	438
17	1012	0.5	443
18	800	0.5	350
19	500	0.5	215
20	500	0.5	215
21	500	0.5	215
22	500	0.5	215
23	500	0.5	215
24	500	0.5	215
25	500	0.5	215
26	500	0.5	215
27	500	0.5	215
28	1400	0.5	613
29	1375	0.5	602
30	625	0.5	273
31	450	0.5	197
32	320	0.5	140
33	1025	0.5	448
34	3375	0.5	1477
35	1000	0.5	438
36	500	0.5	215
37	500	0.5	215
38	500	0.5	215
39	500	0.5	215
40	500	0.5	215
41	500	0.5	215
42	500	0.5	215


5479
5338
T 11 N
T 10 N
5110
5400
5300
5450
5250
5200
5500
5350
5174
5114
5103
TOWN OF ATRISCO GRANT
NORTH BOUND
Gravel Pit
Rifle Range
Substations
OURAY
BASIN No. One
BASIN No. TWO
TEMPORARY SWALE REDIRECTING FLOW
EL RANCHO ATRISCO UNIT 8
EL RANCHO ATRISCO UNIT 8
OFFSITE FLOW

PNM PUBLIC SERVICE COMPANY OF NEW MEXICO
Post Office Box 2267 / Albuquerque, New Mexico 87103

November 20, 1980

Mr. Andre Houle, Vice President
Trinity Enterprises Inc.
3107 Eubank N.E. Suite 3
Albuquerque, NM 87111

Dear Mr. Houle:

Subject: Encroachment of Parking Area and
Ponding Area into PNM Right of Way within
El Rancho Atrisco Phase 2

In response to your letter of September 29, 1980 and subsequent conversations, PNM's policy relating to encroachments within its powerline rights of way is to encourage compatible uses of the land encumbered by such rights of way. One such compatible use is temporary passenger car parking; provided, however, that adequate access to the right of way is maintained, protection for structures is provided, National Electrical Safety Code requirements are met, and future uses of the right of way by PNM are assured. Another compatible use would be ponding areas subject also to the above conditions being met.

Before an encroachment can be formally approved, construction plans must be submitted to and approved by PNM and an agreement finalized. I hope I have answered your questions. If I can be of further help, please call me.

Sincerely,

Ralph P. Maxon
Property Administrator

RPM:cr

Western Holding Company will construct & maintain required improvements to protect Unit 8 from the 100 year flood hazard as required by the approved construction drawings, until this subdivision is accepted by the City.

OURAY ROAD - DEBRIS BASIN CULVERT CROSSING

In regards to the pipe crossing on Ouray Road for the detention Pond #14 (Ladera Channel Debris Basin), please consider this a request to extend the number of units from 75 to 92 with the same understanding as that reached on November 13, 1978. The full 100 year crossing will be constructed with Unit 9. Unit 9 is on the SRB Meeting of January 22, 1981.

Ouray Road adjacent to Unit 8 will be completed with Unit 10 which also borders Ouray Road. This will enable Western Holding Company to complete the East side of this development to 100% of City requirements.

Thank you

TRINITY ENTERPRISES, INC.
Agent/Engineer for Western Holding Company

Bo K. Johnson P.E. #5922 Date

WESTERN HOLDING COMPANY

Carl Conroy, Vice President Date

CITY OF ALBUQUERQUE

Richard S. Heller - City Engineer Date

TRINITY ENTERPRISES, INC.

Civil Engineers
Land Planners
Developers

3107 Eubank, N.E.
Suite 3
Albuquerque, New Mexico 87111
(505) 292-7666

January 19, 1981

Mr. Richard Heller
City Engineer
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RECEIVED
JAN 19 1981
CITY ENGINEER

Re: El Rancho Atrisco, Unit 8
El Rancho Atrisco Development

Dear Mr. Heller,

This letter is an agreement between the Public Works Department - Engineering, City of Albuquerque and Western Holding Company, the developer of the aforementioned Master Plan and subdivision on the schedule of improvements and to request plat approval on Unit 8.

Western Holding Company has currently completed construction on the following subdivisions in the El Rancho Atrisco Master Plan.

EL RANCHO ATRISCO Unit No.	NO. OF LOTS
1	75 - East side
2a	50 - West side
3	58 - East side
4	46 - East side
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OURAY & LADERA BLVD. - EAST SIDE

On the east portion of this development the only remaining works to be completed are Ouray Road adjacent to Unit 3 and sidewalks on Ladera Road and Ouray Road. It is our proposal to complete this work with Unit 8.

DRAINAGE CHANNEL SOUTH OF UNIT 2

There remains to be completed a drainage channel adjacent to Unit 2a. At the present time this channel has been excavated and the Ronda de Lechusas Road Crossing is complete. This channel has not been fully completed or accepted by the City, but provides full protection from the 100 year flood. We propose that the City allow Western Holding Company the right to maintain this existing channel to protect Unit 2a until it is fully completed and turned over to the City for maintenance. This channel shall be fully developed and completed with construction of Unit 9. (The next scheduled subdivision after Unit 8). All necessary berms have been constructed to protect Unit 2a from the 100 year sheet flow generated from the west.

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

MAYOR
David P. Rusk

January 22, 1981

Western Development Company
1224 Pennsylvania N.E.
Albuquerque, N.M. 87110

RE: S-81-2

Gentlemen:

At the meeting of the Subdivision Review Board this morning the following action was taken:

BE IT RESOLVED that S-81-2, El Rancho Atrisco, Unit 9 be given preliminary approval, subject to submittal of a plan reflecting a revised street layout.

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

Sincerely,

Robert J. Casias,
Planner

cc: Bo K. Johnson, Trinity Enterprises, Inc., 3107 Eubank NE, Suite #3; 87111

edj

SECTOR PLAN
EL RANCHO ATRISCO, PHASE II

prepared for

WESTLAND DEVELOPMENT CO., INC.

at the request of

THE CITY OF ALBUQUERQUE

ENVIRONMENTAL PLANNING COMMISSION

by

TRINITY ENTERPRISES, INC.
401 coors rd. n.w.
suite 202
albuquerque, n.m. 87105

TRINITY ENTERPRISES, INC.

401 Coors Road, N.W.
Suite 202
Albuquerque, New Mexico 87105
(505) 831-2012

August 13, 1980

Mr. Vern Hagen
Planning Director
City of Albuquerque
Post Office Box 1293
Albuquerque, New Mexico 87103

RE: El Rancho Atrisco, Phase II Sector Plan

Dear Mr. Hagen:

Respectfully submitted, on behalf of the Westland Development Co., Inc., please find additional copies, per our August 4, 1980 correspondence, of El Rancho Atrisco, Phase II Sector Plan text and drawings for your review and approval.

This Sector Plan is intended to compliment and refine the planning effort presented to your staff under the title of El Rancho Atrisco Area Plan, prepared by Bohannan-Huston, Inc. A close review of both documents will show that this Sector Plan has not violated any major planning philosophy demonstrated in the Area Plan. The notable change, however, would be the adjustment of the Unser Boulevard alignment. Compared to the Area Plan submittal, this should be viewed as a better balance between people and vehicle uses. The larger easement between these land uses provides a buffer.

In addition to setting the alignment of Unser Boulevard on this Sector Plan, this consultant met with the adjacent landowners to obtain approval of the proposed route all the way from I-40 on the south to Atrisco Boulevard on the north. At all meetings, this alignment was viewed and approved as the best alternative. Both City Traffic Department staff members, and members from UTPPB, have studied and tentatively approved this routing.

We have met with many other organizations interested in and charged with the responsibility of ensuring organized growth in Albuquerque. I wish to express my gratitude for all the effort and support demonstrated by these staff members.

I look forward to participating in the meetings you, your staff, and Planning Commission members will be having to discuss this Sector Plan.

Very truly yours,

Bo K. Johnson /BJD

Bo K. Johnson, P.E.
President

TRINITY ENTERPRISES, INC.

BKJ/pm

Enclosures

TRINITY ENTERPRISES, INC.

401 Coors Road, N.W.
Suite 202
Albuquerque, New Mexico 87105
(505) 831-2012

August 4, 1980

Mr. Vern Hagen
Planning Director
City of Albuquerque
Albuquerque, New Mexico

RE: El Rancho Atrisco, Phase II Sector Plan

Dear Mr. Hagen:

Respectfully submitted, on behalf of Westland Development Company, please find five copies of the El Rancho Atrisco, Phase II Sector Plan text and drawings for your review and approval.

This Sector Plan is intended to compliment and refine the planning effort presented to your staff under the title of El Rancho Atrisco Area Plan, prepared by Bohannan-Huston, Inc. A close review of both documents will show that this Sector Plan has not violated any major planning philosophy demonstrated in the Area Plan. The notable change, however, would be the adjustment of the Unser Boulevard alignment. Compared to the Area Plan submittal, this should be viewed as a better balance between people and vehicle uses. The large easement between these land uses provides a buffer.

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We have met with many other organizations interested in and charged with the responsibility of ensuring organized growth in Albuquerque. I wish to express my gratitude for all the effort and support demonstrated by these staff members.

Additional copies of this Sector Plan are soon forthcoming under separate cover.

I look forward to participating in the meetings you, your staff and Planning Commission members will be having to discuss this Sector Plan.

Very truly yours,

Bo K. Johnson, P.E.
President

Enclosures

BKJ/pm

EL RANCHO ATRISCO

PHASE II

SECTOR PLAN

July 18, 1980

prepared for

WESTLAND DEVELOPMENT CO., INC.

in

compliance with the

Annexation and Zoning

Regulations

of the

City of Albuquerque

New Mexico

Prepared by

TRINITY ENTERPRISES, INC.

401 Coors Rd., N.W.

Suite 202

Albuquerque, New Mexico 87105

EL RANCHO ATRISCO

PHASE II

SECTOR PLAN

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A. Guidelines for Multi-use of Transmission Easements
B. PNM Letter of Approval
C. Department of Water Resources. Water Availability Letter
D. City Policies

ACKNOWLEDGEMENTS

I. Trinity Enterprises, Inc. wishes to acknowledge the time and effort spent by members from many organizations that have an interest in the orderly development of Albuquerque. With their able and professional assistance, we feel that the Development of El Rancho Atrisco will be an asset to the City of Albuquerque.

CITY PLANNING STAFF MEMBERS

CITY ENGINEERING STAFF MEMBERS

BOHANNAN-HUSTON, INC.

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WESTERN HOLDING COMPANY

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SERGEANT, HAUSKINS AND BECKWITH

URBAN TRANSPORTATION POLICY PLANNING BOARD

NEW MEXICO STATE HIGHWAY DEPARTMENT, TECHNICAL SERVICES

II. Introduction

The El Rancho Atrisco, Phase II, Sector Development Plan area is located on Albuquerque's west side, being west of Coors Road and north of Interstate-40. This land area is covered by the City of Albuquerque Comprehensive Plan and is in the designated "developing urban area". Consequently, a sector plan is required by the City before platting and development can proceed. This sector plan is a more specific treatment of a 365.8 acre portion of the 3,303 acre parcel approved as the El Rancho Atrisco Area Plan, in which the owner proposes land uses, development guidelines, implementation guidelines and schedules to the City.

The lands contained in this sector development plan lie basically in the projected Section 3 and 4, 9 and 10 Township 10N, Range 2E. Generally, it is bordered on the north by the north line of Town of Atrisco Grant; on the west by the toe of the volcanic escarpment; on the south by the Ladera Arroyo and on the east by Rancho Atrisco, Phase I. This Sector Plan contains 365.8 acres.

The most prominent physical features near the site must include the volcanic escarpment and the Public Service Company substation (southerly). In addition, converging on the substation are a number of high voltage transmission lines. These lines run longitudinally through the property.

The El Rancho Atrisco, Phase II, Sector Development Plan is hereby presented to the City of Albuquerque for review and approval.

III. Ownership

It is rare that a city has an opportunity to deal with one property owner with such a large land holding at the periphery of the city. The Area Plan consisted of 3,303 acres that was, with minor exceptions, under Westland Development Co., Inc. ownership, therefore, the lands included in this Sector Plan are also under Westland control although partial sales are not precluded and eventual sale would not be unreasonable.

Public Service Company does own the power substation (40 acres) with an additional 5 acres owned by the Bureau of Reclamation. Plains Electric Company also owns an additional 15 acre contiguous site. The power line easements are owned in fee simple by Westland Development Co., Inc. The United States National Electric Safety Code governs the use limitation of these easements. The easements are 200 feet wide with a Plains Electric easement on the west being 60 feet wide.

IV. Soils and Vegetation

In general, the soil types found on the site are not unlike the sand and sandy gravels that are so familiar to Albuquerque.

However, the escarpment obviously constitutes a unique outcropping. The escarpment is classified as basalt, and part of the Kokan (KR) rock formation.

The nose of the escarpment as shown on the sector plan comes close (500 feet) to the first single family residence. There is, however, no soil or rock hazard by being that distance from the escarpment. The soils report, as required prior to grading, is expected to show that the volcanic outcropping stratified vertically, and does not present itself away from the toe of the slope. Utility trenching is expected to be conventional with proper bedding material available.

There is no evidence of any adverse soil condition or type that would represent any undue danger of failure in the private residence or public facilities. The Federal Housing Administration will require a complete soils and foundation analysis prepared by a competent firm, as well as issue tight specifications for control of earthwork. Such controls include compaction tests, onsite inspection and certification by the soils engineer as to the method of grading and the test results.

The vegetation on the site is generally the same as that which is found on the high west mesa. Plants are somewhat scarce, covering

approximately 10% of the soil area. The Galleta and Black Grama grasses are predominant with the sparse growth of Saltbush, Winterfat and Wolfberry shrubs. There are no known species of plants or animals that are subject to extinction due to the disruption of their habitat.

V. Drainage

Due to the existence of the Ladera Diversion and Detention System, the developed drainage requirements for this tract of land is well defined. The slope of the land drains gently at 2-3% to the east into the already functioning Ladera Golf Course and Drainage Detention Facility. Street flows will discharge into a channel that enters the detention facility. In addition, to minimize the peak flows and velocities, ponding is available in the power line easement.

To the south, the Ladera Arroyo, which will be left in a natural condition, receives approximately 750c.f.s. (100 year storm) from the top of the escarpment and discharges into an improved AMAFCA channel and then through a desilting basin to the detention facility.

To the north, an existing AMAFCA trapezoidal concrete lined channel receives 1510c.f.s. (100 year storm) from the Rinconada Arroyo and directs the discharge to the detention facility.

All street runoff generated by development in the Sector Plan area will be designed to discharge flows to these existing improvements. Volumes will be per the drainage reports submitted with each subdivision and per the recommendations of the drainage report for the Area Plan. The street flows will be designed per the Public Works design criteria and carried to an existing channel abutting Ouray Road discharging into the golf course.

The fact that this land is under one ownership allows for proper drainage improvements to be designed and installed as needed in a more orderly fashion than what would take place under a multi-ownership situation.

As is normal procedure, an approved drainage report will be required prior to subdivision development. The major flows are shown on the Utility Sheet of the sector plan.

For the Ladera Arroyo, it is the intention of the developer to leave it as natural as possible. Exact design criteria will be available and discussed with the City engineering staff at the time of submittal of final drainage support. At this time a 100 foot Right of Way width is recommended.

VI. Land Use

In analyzing the land uses suitable for the area described by the Sector Plan, numerous parameters were considered. The key judgments were, as always, a compromise of market conditions in the near future, the economics of land development, proper planning and engineering, as well as the natural constraints. Also, the more recent plans, policies and attitudes of the City staff were considered when preparing the land use map shown in this Sector Plan. The Sector Plan is intended to compliment the El Rancho Atrisco Area Plan. The minor changes that are shown are due to more exacting engineering and planning perspective of the Sector Plan.

The developer has shown on the Land Use Map and summarized on the following table what land uses should be imposed on the land with consideration given to proper planning, market conditions, and the natural constraints existing on the ground.

The problems of a good urban planner can easily be recognized after a visual inspection of this project. The power distribution station does indeed represent a formidable challenge to someone responsible for determining the most compatible and economic land uses.

How does one integrate an adjacent single family zoned neighborhood with one of New Mexico's larger distribution points for electrical power and for major easements carrying two-345 KVA, one 230-KVA, three 115-KVA and one 115-KVA transmission lines in four easements?

This plan proposes to meet the challenge.

The author believes that, in the final form, the substation will not be a visual detriment to the proposed surrounding uses. With respect to the power line easements, it is thought that the openess will indeed be an asset; a contribution to a more relaxed, unpaved environment.

The height of the towers behind the chain link fence cannot, of course, be altered (unless, it is upward). Existing eyesores, in the northeast areas of the City, for example, do not create a long-term detrimental effect. This author believes that the land use that is presented here will minimize the objections of the substation and still be very compatible with the needs and required uses of Public Service Company.

RD Zone

The RD zone permits some flexibility in residential land use. The densities shown reflect the best distribution of densities with proper respect for the natural conditions. The densities shown are maximum and may not always be attained. For example, the area at the entrance to Rinconada Canyon Park was specified at a maximum of 5 du/ac (1-5 du/ac). Larger lots are recommended here, with a more expensive home to take advantage of the east view of the City and the Sandias. A practical density may be 2-3 du/ac depending on the market place, although cluster housing could develop the higher densities. The terrain is somewhat steeper here and the larger lot would minimize the potential lot grading. There is no expectation of soil problems that cannot be economically solved in the area.

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In the majority of the land between the easements, the requested density is 6 du/ac. This density will allow for conventional but smaller single-family lots. In an effort to slow the escalating lot and home costs, the developer is considering 50-60 foot wide lots (5,000 square foot minimum as permitted in the RD zone). The "zero lot line" concept, if done properly, should allow a more affordable lot and home and still permit a very functional side and rear yard. There is no question about the need for smaller, affordable cost-effective homes to shelter the growing population in the southwest. The smaller, well-utilized lot is the first step in this direction. This area represents, in two phases, a total of 55.1 acres for a maximum of 330 units.

At the project's north end of Unser Boulevard, the power easements shape a unique geometry that would allow an island of townhouses with access to Unser Boulevard. The requested density here is 6-8 du/ac, which represents a maximum of 53 units for the 6.6 acres.

The two major 200-foot wide easements skew and converge somewhat at the north limit of the project. This presents a question as to the potential land use of the narrowing strip. The City's Department of Water Resources has expressed a need for an additional well site in this area. A one-half acre site has been suggested between the easements at the northern boundary of this plan.

For the remaining land between the easements, the developer is requesting R-3 uses as permitted in the RD zone. The "apartment zone" seems extremely desirable in this area due to the buffering effect of the easements.

With parking permitted in the easements, but no dwelling units, it is probable that a portion of the easement will be used for apartment parking. However, it is fully intended to leave a buffer strip to separate the R-3 use from the R-1 use. A site plan and landscape plan will be necessary prior to the final construction approval.

Progressing southward across Ouray Road, an 86-foot wide collector, the PNM substation becomes a dominant constraint. To buffer the residental uses from the substation, a 500-foot minimum distance was maintained. In view of the fact that the City of Albuquerque is attempting to purchase a suitable site for a city yard and storage area, it seemed appropriate to request broader zoning in the event the deal is not consummated. This would contain approximately 25.7 acres. A fire station has also been proposed near the intersection of Ouray Road and Unser Boulevard.

In addition to the city uses, the frontage along Ouray Road is shown and requested to be C-1 uses as permitted in the RD zone with a sector plan, site plan and landscape plan. This would provide additional screening of the substation. The light commercial use is intended solely to support the growing number of residences in this area, and is not intended to be a major commercial complex.

West of Unser Boulevard, the proposed RD zone contains 72.9 acres of 1-5 du/ac of conventional housing. This area begins to move up the slope to the west and is presently limited by the water zone elevation.

The light industrial use shown west of the substation and east of Unser Boulevard is viewed as the best use of the land that is so close to the substation. This is in conformance with and discussed in detail in the Area Plan. Unser Boulevard will provide adequate buffer between light industrial and the single family across the street.

LAND USE TABLE

The Sector Plan encompasses 365.8 Acres. The proposed land uses, shown on the plans, are tabulated as follows:

LAND USE		AREA (Acres)	UNITS
I.	R-D Zone		
	A. 1-5 dwelling units/acre	103.3	550
	B. 4-6 dwelling units/acre	55.1	330
	C. 6-8	6.6	53
	D. 15-20	11.2	224
	E. Transmission line easements	22.3	
II.	Special Use SU.1 (City Yard)	25.7	
III.	Commercial (C-1)	12.0	
IV.	Light Industrial Zone	7.3	
V.	Parks		
	A. Park trail at toe of escarpment	2.7	
	B. Transmission line easement as park	15.1	
	C. Rinconada Park	76.0	
VI.	Ladera Arroyo (100' wide)	5.6	
VII.	Unser Boulevard	18.6	
VIII.	Ouray Road	4.3	
	TOTAL	365.8 Acres	

VII. Open Space

The City has an open space policy that requires 6,000 square feet of open space per dwelling unit.

In the Comprehensive City Zoning Code, "Usable Open Space" is defined as:

> 103. "USABLE OPEN SPACE" means an area on the same lot with a dwelling, in relation to which it serves to permanently provide light and air, as well as visual, psychological, and recreational needs for open space. Usable open space may include, but is not limited to, lawns, decorative plantings, native plants, open balconies, covered patios open on at least two sides, walkways, active and passive recreational areas, fountains, swimming pools, wooded areas, and water courses. Usable open space does not include public right of way, parking lots, off-street parking, driveways, other private vehicular surfaces, or buildings other than swimming pool rooms. Such space shall be available for entry and use by the residents involved.

For the RD zone, in the "Developing Urban" area, the requirements are 6,000 square feet per dwelling with the lower density subdivisions (around 3 du/ac or 8,000 square foot lots) generally do not have any difficulty meeting this requirement on the lot itself. The higher densities will require detached open space.

This open space is intended, as defined to provide "light and air , as well as visual, psychological and recreational needs". Certainly the transmission line easements qualify for this use even under a strict interpretation.

This open space requirement will be dedicated to the City as the plats are processed. It seems obvious that Westland Development Co. has sufficient land designated in the Area Plan to adequately meet this need.

For this Sector Plan the gross open space requirement (without subtracting out the available "on the lot" space) would be:

Single Family Units

898 units @ 6000 square feet = 123.7 ac

Multi-Family Units

224 units @ 6000 square feet = 30.9 ac

These figures would, as stated before, be reduced by the amount of "on-lot" area qualifying for open space use.

The transmission line easements constitute 36 acres if all were to be used for open space.

VIII. Parks

As was stated in the Area Plan and reaffirmed in this Sector Plan, 76 acres of land will be allocated to the increase in size of Rinconada Park. With the City's present ownership just contiguous to the north boundary of this plan, the City has a rare opportunity to preserve one of Albuquerque's natural features. Rinconada Park could become a cornerstone for a cultural and art center in Albuquerque.

In past conversations with the City, Westland Development Co., Inc. has always emphasized the civic potential of this unique area.

The canyon and the surrounding escarpment walls form an environment that should be reserved for public use; not an open park but potentially a museum, art gallery, or open air theatre, in addition to serving a variety of public functions. The proper use and development of this unique area will be an asset to the entire City, rather than just another park serving the west side residents.

In addition to Rinconada Park, a pedestrian walkway has been planned at the toe of the escarpment. This walkway is set at 50-feet wide and meanders with the escarpment. The toe of the escarpment is well defined and the 50-foot line could easily be located. To provide better access to the trail system, the area was expanded to reach the west right of way line of Unser Boulevard. This would provide room for vehicular parking for people who would need to drive to take advantage of the nature trail. As the trail turns the corner from the point, heading south and west, it combines to become part of the streambed for the Ladera Arroyo which also follows the toe of the escarpment. Here the width of the trail will be increased as the arroyo width will be approximately 100 feet and is expected to be left natural.

IX. Schools

Meetings have been held with representatives of Albuquerque's Public School System for both the Area Plan and the Sector Plan. The proposed school site location and size, as shown on the Area Plan, are adequate. No additional locations are involved in this Sector Plan.

X. Unser Boulevard

One of the basic improvements required for orderly growth on the lands described in the Atrisco Area Plan is the obvious need for a major additional north-south traffic arterial. Unser Boulevard has, even in the older planning studies, been described as meeting that need.

In preparation of this sector plan one of the major accomplishments was to find an alignment of Unser Boulevard that satisfied the City staff and UTPPB as well as the landowners. After numerous meetings with all the parties involved, the alignment shown on the sector plan sheet met with a majority approval.

The alignment of Unser Boulevard is critical to the development of this area of Albuquerque. The authors of this sector plan elected to meet with representatives of the adjacent landowners and establish the alignment shown on the enclosed sheets.

The following interest groups were consulted at some point in the past number of months and approved the basic alignment.

1. City Transportation Department Staff
2. UTPPB Staff
3. Coda Roberson Construction Company
4. J. J. Johnson, IV
5. Dr. Sophie Aberle (through attorney)
6. Public Service Company

Area Plan. It is sufficient to say in this Sector Plan that the Right-of-way has been agreed upon for the more difficult portion of the proposed alignment. The Area Plan shows all the additional major arterial network.

XI. Water and Sewer Extensions

Over the last year numerous meetings have been held with the staff of the City of Albuquerque's Department of Water Resources regarding this Sector Plan. This consultant has worked with the owner and city staff in the alignment of the water transmission line in 98th Street as well as the location of the well and tank site just west and south of this site. With respect to availability of water and sewer capacity, it is sufficient to say that the Water Rescources Department has written an affirmative letter for 300 units in the first phase of this development located between the power lines. This letter is attached in the Appendix for reference. Additional water hookups will be applied for as development progresses. As is the normal procedure, the developer will pay for the sewer and water main line extension as per City policy. The engineering staff has reviewed the layout for the first phase of the proposed development. The Utility Sheet in the Sector Plan shows, in schematic form, the sewer and water main line extensions as discussed with the staff. The City's need for an additional well site on or in the vicinity of this project has also been discussed with the owners.

XII. Capital Improvements

The extension of major public facilities has always been done on a shared basis between the City and the developer. It is expected that this policy will continue as it quickly becomes economically unfeasible for a project to carry major offsite costs that benefit more than just those users in the development.

The western limit of this Sector Plan is basically the water zone elevation, 5,255 feet, above which no water is currently available. The development of additional lands to the west awaits the installation of major waterworks facilities, a process that may take two to three years.

Although major public systems must be completed to make this project feasible, the developer feels that this location has less of an impact on public resources than other sites. The close proximity to the freeway (I-40) would be an example since it does not impact a great length of Coors Boulevard. The developer has viewed this entire area as "infill" and has not regarded it as a great "leapfrogging" of expensive city service.

XIII. Utility Easements: Potential Uses

The tract of land is traversed by four easements. Listing from east to west, they contain the following transmission lines and respective voltages:

a. Two 345 KV PNM transmission lines;

b. One 230 KV PNM transmission line;

c. Three 115 KV PNM transmission lines;

d. One 115 KV Plains Electric transmission line.

There are no immediate plans for expansion of these lines. The Public Service Company's Transmission Dept. Engineers have indicated that they do not foresee any changes to these lines for the next 20 years.

The potential multi-use possibilities of these easements represent a challenge to the creative developer. It is intended here to discuss numerous options and suggested uses that should be considered to make this space an integral part of the project. It is important, and it becomes very clear with a site inspection, that the easements are extremely wide. The two hundred feet width of the major easement represents usable functioning space.

From an engineering point of view the easement could be shaped as shallow drainage ponds, a first step to the elimination of the onsite, individual non-functioning ponds used. These ponds would be shallow and wide, almost unnoticeable to the untrained eye.

With the expected increase in bus usage, the easements represent a potential parking depot to pick up and discharge passengers. The easements are of sufficient width to allow bus parking. A small parking area could also be allocated to make a successful park and ride system.

Although the City of Albuquerque does seem to have sufficient park space in the vicinity, a unique possibility exists to tie these parks together by a wide band stretching from park to park. This sector plan connects the park on the land to the south (El Rancho Atrisco Phase I) with the Rinconada Park at the north limits. The potential exists for expanding the park uses north under the easement to incorporate an open space trail to Taylor Ranch. Major improvement would not be expected but minor grading and construction for bicycle and pedestrian trails would not be expensive.

The substation will be buffered from the residential housing by commercial along Ouray Road. The structures will probably be two-story and in effect, shield the residential tracts from visual and audio exposure to the substation. The 86-foot right of way of Ouray will also separate the substation and the differences in land use.

A request has been submitted to PNM to shield or beautify the substation. Although this will take time to implement, PNM has a policy of shielding their substations in the interest of safety.

Cable television will be installed in this area to guarantee television reception for the people living in the area. People living next to the 345 K.V. lines in Taylor Ranch have not experienced any reception difficulties, according to PNM. The developer will request cable television lines as an added protection to guarantee the site's usability for this type of development.

Mountain Bell Telephone Company has been contacted, and they have stated that there will be no difficulty with extending telephone service to this area. The shielded cables will be used to prevent any interference from the transmission lines. Some interference has been experienced in the Northeast Heights where telephone cables were installed next to major transmission lines and not shielded.

With proper planning, the easements can be integrated with development and prove to be an asset by providing open space, linear parks and solving many drainage problems.

APPENDICES

Appendix A	Guidelines for Multi-use of Transmission and Subtransmission Element
Appendix B	PNM Letter of Approval
Appendix C	Department of Water Resources. Water Availability Letter
Appendix D	City Policies

APPENDIX A

APPENDIX A

PUBLIC SERVICE COMPANY OF NEW MEXICO

GUIDELINES

For Multi-use of Transmission and Subtransmission Easements

Albuquerque Division Planning

Adopted from
Guidelines established by the
Department of Water and Power, City of Los Angeles, California

ACKNOWLEDGEMENT

The following guidelines for approved land uses within Public Service Company of New Mexico (PNM) subtransmission and transmission easements are refinements from guidelines published by the Department of Water and Power, City of Los Angeles, California.

REVISIONS

Albuquerque Division Planning in conjunction with the Right of Way Department are responsible for the language in this document. Inquiries regarding wording or intent of this guideline, or any recommendations for addition or deletion to parts herein, should be directed to Albuquerque Division Planning.

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PUBLIC SERVICE COMPANY OF NEW MEXICO

TRANSMISSION LINE LAND MANAGEMENT POLICY

USE OF PUBLIC SERVICE COMPANY (PNM) SUBTRANSMISSION AND TRANSMISSION LINE LANDS AND EASEMENTS BY OTHERS

I. POLICY AND PURPOSE

A. Licenses and encroachments will be granted for the use of PNM easements provided that such uses are compatible with PNM's uses and long-range plans for the lands involved. This document then outlines procedures for granting licenses and encroachments to others for noninterfering uses.

B. PNM will consent to the use of its easements by others provided that such uses do not interfere with PNM's existing or proposed use of such easements.

C. Procedures for terminating interfering uses and abating encroachments as they are discovered are covered herein.

D. All requests for the use of PNM lands and easements will be viewed in the light of good environmental practice, and specific assurances will be required in grants and consents.

II. RESPONSIBILITY

A. The Right-of-Way Department will coordinate matters involving multiple use of PNM easements by outside entities.

B. The Right-of-Way Department is responsible for the field management of the transmission line right-of-way lands, including enforcement of terms and conditions imposed by PNM in its grants and consents to others. The Right-of-Way Department or Division managers for areas outside of Albuquerque will establish a program of field inspection for the detection of encroachments and initiate this abatement process.

C. Divisions Planning is responsible for establishing and reviewing policies which shall affect any new construction on existing or future transmission line rights-of-way. Divisions Planning will also review policies which affect the rebuilding of any transmission line facility and make suggestions to the Right-of-Way Department, which will facilitate the procurement of new transmission line rights-of-way.

INSTRUCTIONS FOR ADMINISTRATING USES OF PUBLIC SERVICE COMPANY SUBTRANSMISSION AND TRANSMISSION LINE RIGHTS-OF-WAY BY OTHERS

I. USE OF THE GUIDELINES

The GUIDELINES are a representative list of uses that PNM has considered from time to time. They are to be used as an aid in determining whether proposed uses are acceptable or interfering. The GUIDELINES apply specifically to PNM easements and fee property used as rights-of-way for subtransmission and transmission facilities.

II. USE REQUESTS AFFECTING THE POWER SYSTEM

All requests for uses which affect PNM facilities in Albuquerque shall be directed to the Right-of-Way Supervisor, Right-of-Way Department for review. For Divisions outside of Albuquerque, the Manager will handle such matters as they arise.

III. GRANTS OF EASEMENTS, LICENSES, AND SALE

Approved uses of Public Service Company lands or easements will result in the issuance of a license, encroachment, or a grant of easement.

Charges to be made for a license, encroachment, or a grant of easement or land sale will be determined by the Right-of-Way Department and will generally be based on fair market value as determined by the Right-of-Way Department. This will be done taking into account such factors as

rights reserved by PNM, benefits derived by PNM, and termination conditions. Where market value is nominal, a charge may be made for administrative costs.

IV. ENCROACHMENTS ON EASEMENTS AND FEE PROPERTIES

Acceptable Use

Upon discovery of an unauthorized use which is deemed acceptable, the Right-of-Way Department will request a formal agreement be obtained by the violator from the Right-of-Way Department in order to continue operation. If an agreement is not made, the Right-of-Way Department will begin legal proceedings against continued operation by violator.

Interfering Use

Upon discovery of an interfering use, the Right-of-Way Department will make a personal contact with the person or persons responsible as soon as practicable for the purpose of informing them of the interference and securing agreement as to the discontinuance or modification of the use. Immediately thereafter, the Right-of-Way Department will notify the Planning Department of the encroachment and the outcome of the meeting. The Right-of-Way Department, with assistance from the Company attorney, will send a registered letter to the party responsible for the encroachment requesting discontinuance of the authority or correction of the violation.

The Right-of-Way Department will make an immediate and thorough investigation of PNM's legal rights affected by the encroachment. The Right-of-Way Department will then determine the nature and extent of the interfering use, including photographs and sufficient data to adequately locate the interfering use relative to the PNM facilities and easements.

If the Right-of-Way Department judges that it is improbable that its efforts to abate the encroachment will succeed, they will so advise the Planning Department and the Company Attorney and, as soon thereafter as practicable, will supply a full history of the encroachment together with the names and addresses of all interested parties, a detailed description of the encroachment, and maps and photographs sufficient for Division Manager and the Company Attorney to carry on with appropriate administrative or legal proceedings. Finally, where an interfering use of the easement results in a dangerous condition, deteriorating electrical service or structural impairment to PNM's electrical system, the preceeding formalized contact procedure with the violator may be waived. In these cases, the company will act forthwith to protect employees and civilians from a dangerous condition, or to maintain the integrity of its electrical service.

V. HARDSHIP CASES

If the circumstances of a request for the use of PNM lands or easements are such that the request would normally be denied except for overriding circumstances, the Right-of-Way Department may, at its discretion,

ch a request, together with a report explaining why a deviation should be authorized to the Division Vice President or Division Manager.

VI. SPECIAL PROCEDURES

From time to time, circumstances may arise which will make it desirable to establish a standard procedure for dealing with land management matters for a particular property or group of properties. In such an event, the Right-of-Way Department, with the advice of Divisions Planning and the Company Attorney, will establish such a standard procedure.

The following projects are considered under Special Procedures:

A. Minipark Developments

B. Greenbelt Projects

C. Equestrian Trails

D. Golf Courses

E. Flood Control Projects

TRANSMISSION LINE RIGHT-OF-WAY MULTI-USE GUIDELINES

Activity	Acceptable: Below 500 kV	Acceptable: 500 kV and Above	Remarks/Requirements: Same for Fee or Easement Property Unless Specified
Agriculture	Yes		Activities related to the growing of crops (other than trees above 15' in height), or the raising of animals are acceptable.
Amusement Parks	No		
Anodes			See "Cathodic Protection Devices."
Archaeological Explorations	Yes		Subject to proper indemnification, site cleanup, and agreement as to sharing of findings. This use is also acceptable.
Awnings	No		
Automobiles Wrecking Yards	No		
Baseball Diamonds	No		
Basketball Courts	No		
Barbeque Pits	No		
Bicycle Paths	Yes		
Booms			See "Construction Equipment."
Bridges	Yes		For dedicated public streets only. Bridge cannot exceed applicable NESC vertical clearance requirements. A review of bridge plans is required.
Buildings	No		
Cathodic Protection Devices	Yes		If there are electric underground, oil, or gas lines in the area.
Campsites	Yes		However, no structures nor recreational vehicles are permitted.
Canopies	No		

Activity	Acceptable: Below 500 kV	Acceptable: 500 kV and Above	Remarks/Requirements: Same for Fee or Easement Property Unless Specified
Carports	No		
Catch Basins	Yes		Not within 25 feet of footings or poles.
Christmas Trees			See "Tree Farms."
Concrete Slabs	Yes		All cases require individual review.
Conduits			See "Pipelines."
Construction Equipment	Yes		Parking in connection with a PNM project is allowed, however, no equipment should come within 10' of any conductor or have a boom capable of being elevated to more than ten feet, unless cleared by Division Electrical Superintendent or Division Manager.
Corrals	No		
Cross Streets			See "Streets."
Culverts	Yes		A review of plans is required.
Curbs and Gutters			See "Streets."
Cuts and Fills	Yes		A review of plans is required.
Dams	Yes		A review of plans is required.
Docks			See "Marinas."
Drill Tracks			See "Railroads."
Driveways	Yes		Permission will be given only when the driveway is required for access a review of plans is required.
Drive-In Theatres	No		
Drains			See "Pipelines."
Ducts			See "Pipelines."
Dumps (Landfills)	No		

Activity	Acceptable: Below 500 kV	Acceptable: 500 kV and Above	Remarks/Requirements: Same for Fee or Easement Property Unless Specified
Eaves, Building	No		
Equestrian Trails	Yes		See also "Special Procedures" section.
Equipment			See "Construction Equipment."
Exploration, Geological, and Geophysical	Yes		Subject to proper indemnification, site cleanup, and agreement as to sharing of findings.
Fences	Yes		Provided adequate access to and around facilities is maintained or drive-through gates are installed along right-of-way where necessary and only on specific approval of the Right-of-Way Department. Longitudinal fences are not permitted within the right-of-way. Fencing of edge of right-of-way is allowed with proper grounding—individual case review required. Fence will not exceed applicable National Electrical Safety Code vertical clearance requirements.
Flammable Material	No		
Gas Stations	No		
Golf Courses	Yes		See also "Special Procedures" section.
Grazing	Yes		
Greenbelts	Yes		See "Landscaping." See also "Special Procedures" section.
Ground Clearance			See "Cuts and Fills."
Ground Cover			See "Cuts and Fills."
High Boom Equipment			See "Construction Equipment."
Hiking Trails	Yes		
Horticulture	Yes		See "Agriculture."

Activity	Acceptable: Below 500 kV	Acceptable: 500 kV and Above	Remarks/Requirements: Same for Fee or Easement Property Unless Specified
Incinerators	No		
Irrigation	Yes		See "Sprinkler Systems"
Junk Yards	No		
Lakes			See "Ponds and Dams."
Landscaping	Yes		Provided reasonable access to facilities is maintained. See "Cuts and Fills" for earthwork requirements. Trees limited to 15 feet in height.
Lawns	Yes		
Loading Ramps			See "Cuts and Fills" and "Driveways." Subject to approval by the Right-of-Way Department.
Mains			See "Pipelines."
Masonry Works	Yes		Provided access to facilities is maintained. As associated with landscaping (small retaining walls, ornamental work, etc.), subject to approval by the Right-of-Way Department.
Minigolf Courses	No		
Mobile Homes	No		
Mobile Home Parks	No		
Model Airplanes	No		
Nonflammable Materials	No		See "Storage."
Nurseries	Yes		Low-growing agricultural products only—no containers, nursery flats 4" x 20" only. No vegetation of more than 15' in height is permitted.
Orchards	Yes		Only where existing.

Activity	Acceptable: Below 500 kV	Acceptable: 500 kV and Above	Remarks/Requirements: Same for Fee or Easement Property Unless Specified
Parks	Yes		All park plans are subject to review.
Parking	Yes		As long as vehicles are not within 10' of electrical conductors (subject to National Electric Safety Code (NESC and OSHA).
Patios	No		
Pipelines	Yes		No parallel pipelines will be permitted. All cases are subject to review. These facilities must also meet established loading requirements.
Play Equipment	Yes		No above-ground equipment permitted.
Playgrounds	Yes		Special permits required.
Ponds	Yes		(Electric overhead only) Natural and man-made ponds will be approved provided reasonable access to facilities is maintained and NESC ground clearances above the water surfaces are maintained. See also "Cuts and Fills" and "Dams." Ponds are expressly forbidden by the terms of some grants of easement.
Porches	No		
Pump Islands	No		Gas station equipment.
Pumps	No		
Railroads	Yes		See "Cuts and Fills."
Recreation Areas	Yes		A review of plans is required.
Reservoirs			See "Ponds."
Retaining Walls	Yes		Provided access to facilities is maintained--approval granted by Right-of-Way Department.
Riding Trails	Yes		
Rifle Ranges	No		

Activity	Acceptable: Below 500 kV	Acceptable: 500 kV and Above	Remarks/Requirements Same for Fee or Easement Property Unless Specified
Roads			See "Streets."
Septic Tanks	No		
Service Stations			See "Gas Stations."
Sidewalks			See "Streets."
Signs	No		
Spoil			See "Cuts and Fills."
Sprinkler	Yes		Nurseries, agricultural projects, parks, and greenbelt developments with proper grounding of all metal parts. Approval of all plans required.
Spur Tracks			See "Railroads."
Stock Piles			See "Cuts & Fills"
Storage	No		
Streets	Yes		Provided streets do not parallel our electrical facilities. Also, access to facilities must be maintained and Above-ground facilities are to be provided with protection from traffic. See also "Cuts and Fills," "Bridges," and "Culverts."
Structures	No		
Subdivisions	No		
Swimming Pools	No		
Tanks	No		
Trails	Yes		
Trash Burning	No		
Tree Farms	Yes		As long as ingress and egress is maintained and trees are not more than 15' in height.

Activity	Acceptable Below 500 kV	Acceptable 500 kV and Above	Remarks/Requirements Same for Fee or Easement Property Unless Specified
Trees, Shrubs	Yes		Trees not to exceed 15 feet in height.
Trucks			See "Construction Equipment" and "Parking."
Utility Crossings	Yes		NESC Clearances maintained.
Underground Structures	No		Other than pipelines and related facilities which are perpendicular to our easement.
Vehicles			See "Parking."
Wading Pools	No		See "Playgrounds."
Weighing Stations	No		
Wells	No		
Windmills	No		
Wrecking Yards	No		

GLOSSARY OF TERMS

DEFINITIONS

ABATE . . . . . To put an end to, stop. As used herein, to cause an unacceptable use to be terminated and interfering materials and/or installed facilities to be removed.

ACCEPTABLE USE . . . . . As applied to PNM easements, a use which PNM Department has determined will not interfere with present and planned facilities and PNM activities associated therewith, and does not violate the terms and conditions of the grant and laws and regulations.

CONSENT . . . . . A letter or document giving PNM approval to a use of a PNM easement by others.

PNM FEE PROPERTY . . . . . Properties which PNM owns in fee and over which PNM has exclusive control, subject to laws, regulations, and prior easements.

DISTRIBUTION . . . . . (Electric overhead and underground) Lines designed to operate at less than 110 kV. (communications) All lines. EXCEPTION: Distribution lines installed within easements normally acquired for transmission purposes will be treated as transmission facilities.

EASEMENT . . . . . A right to use the land of another for a specific purpose or purposes.

EHV LINE . . . . . A transmission line designed to operate at 345 kV and higher voltages.

ENCROACHMENT . . . . . Any unauthorized use of lands or any interfering use by others of PNM easements or fee property.

FRANCHISE AREA . . . . . Any area in which utility facilities can be installed by virtue of the franchise contracts between PNM and cities and counties.

FEE LAND . . . . . As used herein, land owned by PNM.

GREENBELT . . . . . Areas under transmission lines in which shrubbery, trees, grass, and natural vegetation are grown for a natural, visual effect. Not a recreational area.

INTERFERING USE . . . . As applied to PNM's easements, a use which PNM has determined will interfere with present or planned facilities, or PNM's activities associated therewith, or violates the terms or conditions of the grant, or laws or regulations under which PNM operates.

LICENSE . . . . . A letter or document giving permission for the use of PNM land. Revocable, or for a specific period of time.

NESC . . . . . National Electric Safety Code

OSHA . . . . . Occupational Safety and Health Act

OBSTRUCTIONS . . . . . Any article, structure, or item which blocks, impedes, delays, or is a hinderance or hinders the passage or performance of normal or emergency PNM actions of procedures.

PNM . . . . . Public Service Company of New Mexico

RIGHT-OF-WAY . . . . . An easement to cross another's land. As used herein, the term also refers to the strip of land (fee or easement) acquired for PNM's facilities.

STRUCTURES . . . . . Any man-made object or item placed or attached to the ground, directly or inadvertently, in a manner which assumes a permanence of nature.

SUBORDINATE . . . . . To place below in rank or importance. As used herein, subordinate means to surrender the right to collect future relocation costs in the event of conflict with the other party's rights.

TRANSMISSION . . . . . (Electric overhead to underground) Lines designed to operate at 115 kV or more (include EHV levels).

APPROVAL PROCEDURES FOR THE USE OF PNM EASEMENTS OR FEE PROPERTY

A. Use by outside entities of PNM easements will require approval through the following steps:

1. Contact with PNM's Right-of-Way Supervisor, or Division Engineer for those Divisions outside of Albuquerque.

2. Deliver to the Right-of-Way Department or Division Engineer two copies of the plan for using PNM easements.

3. A minimum of 3 days will be required as the review period with signature approval by the following individuals and/or sections:

   Albuquerque

   1. Right-of-Way Department
   2. Distribution Section
   3. Planning Section
   4. Division Engineer

   PNM Divisions Outside Albuquerque

   1. Division Manager

4. Following a review by the above designated PNM Departments and officials, the plan will be returned to the originator as approved or disapproved. Reasons for plan disapproval or special conditions attached to the approved will accompany the returned plan.

B. Use or Sale of Fee Property:

1. Follow the above guidelines except that final approval will be necessary from the Division Vice President or Division Manager.

APPENDIX B

PNM

APPENDIX B

Post Office Box 2267 / Albuquerque, New Mexico 87103

July 30, 1980

Mr. Andre Houle
Trinity Enterprises
401 Coors Road NW Suite 202
Albuquerque, NM

Dear Mr. Houle:

Subject: El Rancho Atrisco Tract 4

This letter is to state that the Public Service Company of New Mexico (PNM) has electric service available to El Rancho Atrisco Tract 4 and will install service according to our Rules and Regulations as filed with the New Mexico Public Service Commission.

Please submit a preliminary plat and grading plan to our Company as soon as possible so that service will be installed when you start construction.

Sincerely,

Michael D. Silva

Michael D. Silva
URD Coordinator

MDS:cr

cc: H. Hubbell
A. Lujan
file

APPENDIX C

APPENDIX C

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

ENGINEERING DIVISION

JULY 11, 1980

Mr. Bo K. Johnson
Trinity Enterprises, Inc.
401 Coors Road, NW
Suite 202
Albuquerque, New Mexico 87105

SUBJECT: EL RANCHO ATRISCO TRACTS 4 and 6

Dear Mr. Johnson:

In response to your request of May 26, 1980, the Engineering Division of the Water Resources Department has studied the availability of water and sanitary sewer service to the proposed development of Tracts 4 and 6 of El Rancho Atrisco. The status of water and sanitary sewer availability is as follows:

WATER:

Water service to Tracts 4 and 6 will be available according to the buildout and schedule below subject to completion of the Zone 2-W College Trunk Water Facilities, now under construction, and the extension of Master Plan Water Lines.

DWELLING UNITS	AVAILABLE AFTER
25	January, 1981
125	September, 1981
75	January, 1982
75	September, 1982
300 TOTAL	

The costs of the required Master Plan Water Line extensions will be apportioned in accordance with the City policies in effect at the time of their construction. The water system utilities expansion charges will be imposed on the entire developments of Tracts 4 and 6. The City will require a site for a future water well within the boundaries of Tract 4. The location of the well site will be determined upon review of your preliminary plat of Tract 4.

SEWER:

Sanitary sewer service will be available subject to the extensions of sewer lines at the developer's expense. Certain sewer lines within Tracts 4 and 6 will convey waste water generated by future off-site development. The sewer system utilities expansion charges will be imposed on the entire developments of Tracts 4 and 6. Sanitary sewer service will be available according to the buildout and schedule as above.

This statement of availability applies only to the developments and buildout schedule as described above, and will become invalid eighteen (18) months from this writing if, by that time, action is not taken toward the design and construction of the required water and sewer line extensions. Water and sanitary sewer service will not be available until Tracts 4 and 6 are annexed. Design must be coordinated with the Engineering Division of Water Resources Department.

If you have any questions, please contact me.

Sincerely yours,

Paul Brasher

Paul Brasher
CIP Engineer
Water Resources Department

PB/red

APPENDIX D

APPENDIX D

City Policies

The El Rancho Atrisco Phase II Sector Plan was prepared in principle with the guidance of the following plans and policies of the City of Albuquerque:

1. El Rancho Atrisco Area Plan
2. The Comprehensive Policies Plan
3. The Plan for Major Open Space
4. The Guide for Public Systems on the West Side
5. The Metropolitan Areas and Urban Centers Plan
6. Western Albuquerque Metropolitan Area Drainage Management Plan
7. Albuquerque Areawide Wastewater Collection and Treatment Facilities Plan
8. City Subdivision Ordinance
9. Comprehensive City Zoning Code
10. Northwest Mesa Area Planning Guidelines
11. Flood Hazard Area Zoning Ordinance
12. Storm Drain Report for El Rancho Atrisco Area Plan

The consultant for this sector plan followed the approval process of the Northwest Mesa Area Planning Guidelines and has tailored this sector plan to comply with the intentions of the above referenced established plans and policies.