HYDROLOGY ○ H11/D19 ○ 5 PLANS

H11/D19

5 Plans

8000 Pennsylvania Circle NE Albuquerque, New Mexico 87110 Telephone 505•265 3645

Pete

VSR 4-6-82

Corresp. relating probs. w/ 1st request
R-3 ≠ R-2
. More access.
. drain. mgt.

JAYNES CORP.

PETERS GROUP
Architects & Planners

October 26, 1981

Mr. Bruce Pinkney
Americare Corporation
1810 Mackenzie Drive
Columbus, Ohio 43220

Re: Application for Annexation and Zoning for The Ouray Health Care Center

Dear Bruce,

We have submitted an application to the City of Albuquerque for annexation and zoning for a ten acre parcel off Ouray Road. We have requested SU-1 (Special Use) zoning for the southern four acres which will be developed with the Ouray Health Care Center. We requested a multi-family zone (R-3) for the northern six acres.

In the early review process the following comments have been received:

1. Planning Department:

   The planner in charge of this case does not think that R-3 zoning will be approved, and this could harm our case because we are simultaneously requesting annexation. We are, however, empowered by the owner to accept R-2 zoning. This seems acceptable to the planner. The other major concerns were access to the property and drainage management. I spoke to the departments concerned with these issues. Their comments follow.

2. Transportation Department:

   Because of the number of units allowed under R-2 or R-3 zoning, two access routes will be required. The owner is willing to provide a dedicated roadway adjacent to the property on the east. This is acceptable to the Transporation Department if this road intersects both Ouray Road and Quail Road.

L/ GTR 4-6-82

TO: Mr. Bruce Pinkney

They also require a 13-foot dedication on Ouray Road for future road-widening. They support the application with these two stipulations.

3. Hydrology:

The hydrology department supports the application with the stipulation that a drainage management plan will be required before plans will be signed off.

In general the City seems willing to accept this application. The initial review comments covered items that we had anticipated. We will continue to check comments and keep you informed of our progress.

This case will be heard on November 19, 1981 by the Environmental Planning Commission. If they approve it, it must go to City Council for approval of the annexation request. The City Council sets up their own agendas, therefore, we do not know when they might hear the case.

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

Sincerely,

Ronald L. Peters, AIA
THE BURNS/PETERS GROUP

RLP/lh

cc: Pete Ford
Tom Drerup

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE May 19, 1982 REF. NO._____

TO: Sergio Miranda, Design Section

FROM: Charles M. Easterling, Princ. Asst. City Eng./Hydrology CME

SUBJECT: PROJECT #1441 - OURAY RD. NW AND AMERICARE COURT

We forward the following comments for the referenced project:

1. No drainage outfall facility is presently available to serve all the lands west of Coors Rd. and south of Redland Rd.

2. In the absence of such public facility the runoff is today collected by Ouray Rd. and conveyed to the intersection of Ouray Rd. with Coors Blvd.

3. This condition needs to be relieved rather than aggravated.

4. The only feasible option presently available to the City is the design of 57th St. with such grades as to make it possible to divert water from Coors Blvd. to a temporary pond to the south (see enclosed map).

5. In order to achieve this goal the grades of both 57th St. and Ouray Rd. must be defined. These grades and roadway construction must be consistent with the requirements for the ultimate development of the areas described in point 1.

6. The grades of the intersection of Redland Rd. with 57th St. are fixed. Since a minimum grade for 57th St. (0.5%) from that intersection to Ouray Rd. would require a lowering of the existing grade of Ouray Rd. by almost six feet, a storm sewer facility will ultimately have to be constructed. Said storm sewer must collect the runoff converging to the intersection of Quail Rd. and 57th St. and convey it to the south, to a planned outfall to the Rio Grande.

7. In view of the above, in view also of the fact that current C.I.P. Planning does not include the construction of a storm sewer in 57th St., a temporary ponding area will have to be constructed at the southern terminus of 57th St.

8. As indicated on the planning comments and in compliance with the stipulations of the Environmental Planning Commission, the developer must supply a drainage solution satisfactory to the City Engineer's Office which will consist of the following:

a. Definition of the grade for 57th St. for Redland Rd. to Miami Rd. so that a storm sewer can be constructed to intercept the runoff at the intersections with Quail Rd. and with Ouray Rd. Such grades must also allow the conveyance of the runoff to a temporary pond to be built on City owned property, to the south of Miami St.

b. The grades for Ouray Rd. must be established so that no runoff is conveyed to Coors Blvd. but is routed to the south to the indicated pond.

9. In order to insure the workability of the proposed plan, the developer must commit to grading 57th St. south of Ouray Rd. to the temporary ponding facility.

10. Per City policy the developer is responsible for paving 1/2 of the streets adjacent to his property following plans approved by the City Engineer's Office.

11. Interim drainage plans should be designed and constructed to meet current City Engineer guidelines and should match with the ultimate drainage system for the area.

12. The developer must furnish a written commitment, acceptable to the City Attorney's Office, for his fair share contributable to the cost of construction of the required storm sewer.

13. The City Survey Section is currently obtaining the pertinent data necessary for the design of Ouray Rd. and 57th St. This data will be available the week of May 24, 1982.

14. There is a possibility that fill material required for the development could be obtained from the City property located south of 57th St.

15. It should be pointed out that a pre-design conference was held with the Architect on December 12, 1981 (see enclosed Conference Recap sheet). At that time, several comments were made in respect to the street grades and the potential of tieing the drainage system into future improvements.

CME/BGB/BC/tsl

cc: Carl Rodolph, Director of M.D.D.
R. S. Heller, City Engineer
Bob Fosnaugh, Traffic Engineer
Gene Mares, Planning Division
Bill Gonden, Mayor's Office
R. S. Leonard, AMAFCA
Chuck Dodgen, Burns & Peters
Bill Sellers, Jaynes Corp.

E·R & Associates
CIVIL ENGINEERING • SURVEYING • LAND PLANNING
1330 SAN PEDRO, N.E. — SUITE 101
ALBUQUERQUE, NEW MEXICO 87110 (505) 266-8791

May 4, 1982 HAND DELIVERED

Mr. Richard Heller
City Engineering
CITY OF ALBUQUERQUE
400 Marquette N.W.
Albuquerque, New Mexico 87102

ATTENTION: Bob Kiclich

RE: Street Grades - Quray Road N.W. and Americare Court

Dear Sir:

In reference to our conversation on April 3, 1982 regarding the referenced subject, we are submitting the enclosed plans for street grades approval.

Presently Tract "B" is in the process of being developed and a drainage report for this Tract is being detained until we can receive street grades approval from your office.

Your immediate attention in this matter will be greatly appreciated and please feel free to call us regarding any questions that may arise during your review and approval.

Very truly yours,

John F. Esquibel
President

JFE/ds

Enclosure

Lava Partners
2906 Broadway, NE
P.O. Box 26841
Albuquerque, NM 87125
(505) 345-8591

April 21, 1982

City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Attn: Brian Burnett

Re: Summary Plat for Unit #8
Tracts A,B,C,D
Town of Atrisco Grant

Dear Brian,

Please be advised Lava Partners relinquish their right of protest for a fair and equitable assessment for future storm drainage improvements.

We will design and construct interim drainage facilities to conform to the ultimate drainage system for the area.

Thank you for your prompt attention to this matter.

Respectfully Submitted,

M.B"Pete" Ford
General Partner

KOA Albuquerque West Inc.
President

MBF/rb

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

April 20, 1982

Mr. John Esquibel
E & R Associates
1330 San Pedro NE
Albuquerque, NM 87110

RE: Summary Plat for Unit No. 8, Tracts A,B,C,D - Town of Atrisco Grant

Dear John:

Because of the severe drainage problems in the Unit No. 8 area, this office is requesting at platting that:

a) The property owners relinquish their right to protest a fair and equitable assessment for storm drainage improvements.

b) Interim drainage plans are designed and constructed to conform with the ultimate drainage system for the area.

Please supply this office with a notarized letter committing the land owners to the above items.

If you have any questions, please call.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/br

APR 5 1982

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
Harry E. Kinney

CHIEF
ADMINISTRATIVE OFFICER
Frank A. Kleinhenz

See Me

March 26, 1982

RECEIVED
APR 09 19[illegible]
JAYNES CORP.

Mr. Bruce Pinkney
Americare Corp.
1810 Mackenzie Drive
Columbus, Ohio 43220

RE: WATER/SEWER AVAILABILITY TO LADERA HEALTH CARE CENTER (H-11)

Dear Mr. Pinkney:

In response to your letter of request for water and sewer availability to the referenced tract, the Engineering Division of the Water Resources have studied the request and the status is as follows:

Water/sewer service is contingent upon annexation. Water service is available from the existing 12" water line in Ouray Rd. Sewer service is available from the existing 18" sewer line in Ouray Rd. Sewer service connection must be made to the existing MH 301 in Ouray Rd. Invert elevation of this MH is 5089.95. In order to provide water/sewer service to the tract located north of you, a City water and sewer line extension with appropriate easement for future off site flows from the north thru your tract is required). Line extension is at developer's expense. Establishment of pro rata charges should be requested on the above line extension for future off iste connections.

Utility Expansion Charge is imposed on water and sewer.

This statement of availability is void one year from this date.

If you have any questions, feel free to call me.

Sincerely,

Brian B. Pirooz

Brian Pirooz, Engineer
Water Resources Department

BP:ht

cc: P.D. Noland
M.E. Mendoza
P. Brasher
f/Avail (H-11)
f/Readers (2-360)
Fire Dept.

614-451-3652

Care Construction Corp.

P.O. BOX 20424
COLUMBUS, OHIO 43220

VSTR
4-6-82

January 26, 1982

RECEIVED
FEB 1 1982
JAYNES CORP.

Mr. Howard Mock
Jaynes Corp.
2906 Broadway, N.E.
Albuquerque, New Mexico 87107

RE: Ladera Health Care Center, Ouray Road

Dear Howard:

Enclosed is a copy of a letter from Tom Mann concerning the lack of street grades which he needs to finish the drainage on the Ladera site. Please forward any additional information on this to Tom Mann as soon as possible.

Very truly yours,

Bruce R. Pinkney
Vice President

BRP:pjs
cc: Tom Mann
Bill Burns
Ron Peters

Tom Mann Associates, Inc.
Engineers
811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

JAN 25 1982

20031
January 22, 1982

V GTR 4-6-82

Mr. Bruce R. Pickney
Americare
1810 Mackenzie Drive
Columbus, Ohio 43220

Re: Ouray Project

Dear Bruce:

In accordance with our conversations on Wednesday, I contacted Howard Mott concerning the Ouray site.

Howard informed me that he was meeting with the Traffic Division of the City of Albuquerque sometime next week to try to resolve the roadways adjacent to the site. He does not want to construct either Ouray or the future road at this time; however, the meeting that was held on December 14, 1981, with the Hydrology Section specificially states that street grades need to be established for Ouray and the future street. Consequently, we cannot proceed with our design until those street grades are established.

We have established the boundary in accordance with the dimensions on the site plan. Howard could not be more specific than that, so we have done our boundary survey and topographic survey in accordance with those dimensions, and those items are complete. We will suspend work on the grading and drainage plan until we obtain further word from you on the status of the street design.

If you have any questions or comments, please do not hesitate to call. Thank you.

Yours truly,

TOM MANN & ASSOCIATES, INC.

for Thomas T. Mann, Jr., P.E.
President

TTM:bb

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. H-17 DATE: 12.14.81

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: HEALTH CARE CENTER - OURAY ROAD

ATTENDANCE:	WHO	REPRESENTING
	B. Burnett	City
	C. DODGEN	BURNS / PEKIS

FINDINGS:
1. Need street grades for future road on East side of property (check with Traffic)
2. Re-check plans for Ouray (Traffic Engr).
3. Retain all runoff on-site - with 5 year under dock.
4. Investigate potential of tying drainage system into future improvements.

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

SIGNED: Max D. Burnett	SIGNED: Dodgen
TITLE: CE / Hydrology	TITLE:
DATE: 12.14.81	DATE: 12-14-81

8000 Pennsylvania Circle NE Albuquerque, New Mexico 87110 Telephone 505•265 3645

THE BURNS•PETERS GROUP

November 25, 1981

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

NOV 2 5 1981

Re: AX - 81-23
Z - 81-136

Dear Mr. Mares:

The above referenced project was on the November 19, 1981 agenda of the Environmental Planning Commission. At that time we requested deferral of our case for sixty days. Our deferral request was to provide our firm with additional time to discuss development of the northern six acres with the planning division.

Since that time we have learned that the sixty day deferral is causing a hardship for the developers of the southern four acres, Americare Incorporated. We requested SU-1 Zoning for a health care cente on this site. Americare has made application for industrial revenue bonds to construct this health care facility. However, in order to receive this funding, they must provide some assurance that this p erty will be within the city limits of Albuquerque.

We do not wish to unduly delay what we feel is a worthwhile project. We have also had further discussions with you, and feel that the R-T Zone that was suggested by the Planning Division for the northern si acres can satisfy our development intentions.

Therefore, we are requesting that the EPC at its December 17, 1981 meeting consider the annexation and establishment of SU-1 Zoning for a health care facility of the southern 4 acres and R-D Zoning for th northern 6 acres. We understand that this only establishes annexation and zoning, and that we are still required to provide a complet site development plan for the SU-1 parcel at the January EPC meeting

Your kind consideration of this matter is very much appreciated.

Sincerely,

William L. Burns, AIA
THE BURNS/PETERS GROUP

WLB/lh

William L. Burns, AIA Ronald L. Peters, AIA Donald F. Fletcher, AIA Jack R. Alley, AIA

AGREEMENT

Agreement made between the City of Albuquerque, New Mexico, a municipal corporation, hereinafter referred to as "City", and Lava Partners, a New Mexico general partnership, hereinafter referred to as "Lava".

WHEREAS, Lava is the owner and developer of certain described real estate lying situate and being in the City of Albuquerque, County of Bernalillo, State of New Mexico, to-wit: as depicted on the description and the map attached hereto as Exhibit "A"; and,

WHEREAS, a summary replat for the above described property has been approved by the City of Albuquerque, and a request for annexation of the property to the City of Albuquerque is now pending before the City Council of the City of Albuquerque; and,

WHEREAS, as a condition of approval of the request for annexation, the Engineering Department of the City of Albuquerque has required that certain obligations concerning paving of streets in the area of development and construction of storm sewers must be undertaken by Lava; and

WHEREAS, it is in the interest of the City that the paving of the streets be completed to City specifications and requirements within two (2) years; and

WHEREAS, the parties have agreed that Lava may develop Tract B of the area by grading the property as required by City specifications; and

WHEREAS, the parties have agreed that further development of Tracts A, C, and D can only occur upon paving of Quail Road, N.W., 57th Street N.W., Ouray Road, N.W., and Americare Court, according to City requirements as set forth in the summary replat filed by Lava and approved by the City; and

WHEREAS, the parties have agreed that Lava will pave one-half (1/2) of Quail Road N.W., one-half (1/2) of 57th Street, N.W., and one-half (1/2) of Ouray Road N.W., and all of

Americare Court, N.W., and must participate in the construction of storm sewers on 57th Street and Ouray Road; and

WHEREAS, under the circumstances, the City is satisfied that it is impossible for Lava to obtain a bond, as security for the paving of Quail Road, 57th Street, Ouray Road, and Americare Court N.W.; and

WHEREAS, it is possible for Lava to obtain a Letter of Credit in an amount that will provide the City with sufficient security to insure that the streets will be; and

WHEREAS, Letters of Credit are customarily issued for a one (1) year period; and

WHEREAS, the City requires security for a period of two (2) years.

NOW, THEREFORE, the parties to this Agreement, in consideration of mutual confidence and stipulations set out herein, agree as follows:

1. Lava agrees to post a Letter of Credit, meeting reasonable conditions imposed upon Lava by the City, and acceptable to the City, in the amount of _____ Dollars, and ____/100 ($_____), running to the City, on or before July 15, 1982, which amounts represents 120 precent of the current estimated cost of paving one-half (1/2) of Quail Road N.W. and the cul-de-sac, from the Lava property line on the south to the center line, and to 57th Street N.W. to the east, one-half (1/2) of 57th Street, from the Lava property line to the west to the center line, between Quail Road N.W. and Ouray Road N.W., and one-half (1/2) of Ouray Road N.W., from the Lava property line, between 57th Street N.W. and the improved portion of Rancho Atrisco Subdivision to the west, and Americare Court N.W., as provided in the approved summary plat pursuant to City requirements, which amount has been approved by the City Traffic Engineering Department and City Engineer. A copy of the estimate on which the Letter of Credit amount is

based is attached hereto as Exhibit "B".

2. Lava agrees to obtain a one (1) year renewal of the Letter of Credit after the expiration date of the original Letter of Credit, and to give notice of this renewal before June 15, 1983.

3. Lava agrees to complete by July 15, 1984, the paving of the streets as provided for in paragraph 1, above, and in the approved summary replat, pursuant to City specifications and requirements. It is understood that these streets constitute public rights-of-way.

4. In the event that Lava sells or otherwise assigns all of part of the above described property before July 15, 1983, if the Letter of Credit is not renewed, or before July 15, 1984, if the Letter of Credit is renewed, it is agreed that purshaser or assignee will post security as required by this Agreement.

5. Lava agrees to give the City notice of sale in writing or assignment of all or part of the above described property.

6. The City will not release Lava from its obligations under this contract until a successor in interest to Lava has posted a bond or acceptable security and will continue to hold Lava responsible for the paving. At such time as acceptable security has been posted by Lava's successor in interest, the City will terminate the Letter of Credit.

7. If Lava has not given the City notice of a renewal of the Letter of Credit before June 1, 1983, the City will have recourse on the original Letter of Credit between July 15 and September 15, 1983.

8. If upon renewal of the Letter of Credit, the paving of the streets, pursuant to paragraph 1, above, and the approved summary replat is not completed by July 15, 1984, and if a bond or other acceptable security has not been posted by Lava's succesor in interest to all or part of the property prior to

that date, the City will have recourse on the renewed Letter of Credit.

9. The City, at its option, may require a bond in lieu of a Letter of Credit as security hereunder in the event that it reasonably deems itself insecure under a Letter of Credit. The exercise of such option, and the reasons therefor, will be communicated to Lava in writing on or before July 1, 1982.

10. Lava agrees it cannot develop Tracts A, C, and D, as described in Exhibit "A", until the paving described in paragraph 1 of this Agreement is completed.

11. Lava agrees to pay for the construction of a storm sewer along 57th Street N.W., from Quail Road south to Ouray Road, according to fair assessment practices, at such time as the City requests such payment.

12. Lava agrees to pay for the construction of a storm sewer along Ouray Road N.W., from the property line of Rancho Atrisco Subdivision to 57th Street, according to fair assessment practices, at such time as the City requests such payment.

13. Lava agrees that it will grade its property, as required by the City, prior to development of Tract B of its property.

14. This instrument contains the entire agreement between the parties, and no statements, promises, or inducements made by either party or agent of either party that is not contained in this written Agreement shall be valid or binding; and this contract may not be enlarged, modified, or altered, except in writing, signed by the parties and endorsed hereon.

15. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, assignees, and successors of the respective parties and shall constitute a covenant running with the land.

Executed this ( ) _____ day of June, 19__.

CITY OF ALBUQUERQUE

ATTEST:

Frank A. Kleinhenz
Chief Administrative Officer

City Clerk

LAVA PARTNERS

By: _____
Its: _____

APPROVED:

Legal Department

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of June, 1982, by _____, on behalf of Lava Partners.

Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this _____ day of June, 1982, by Frank A. Kleinhenz, Chief Administrative Officer, City of Albuquerque.

Notary Public

My Commission Expires:

_____

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

June 14, 1982

Mr. George Rodriguez
E. R. & Associates, Inc.
1330 San Pedro NE, Suite 101
Albuquerque, N.M. 87110

RE: STREET GRADES FOR OURAY RD. AND AMERICARE COURT

Dear George:

Per our recent conversation, I am writing to correct a statement in my letter dated June 2, 1982. The sentence, "The proposed street grades for the section of Ouray Rd. west of 57th St. and Americare Ct. are hereby approved by this office" should read:

"The proposed street grades for the section of Ouray Rd. west of Americare Court and Americare Court are hereby approved by this office."

I apologize for the mixup.

Very truly yours,

BGB

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

cc: Richard S. Heller, City Engineer
Robert Fosnaugh, Traffic Engineer

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE June 10, 1982 REF. NO._____

TO: Carl P. Rodolph, Director/MDD

FROM: Brian G. Burnett, Civil Engineer/Hydrology BGB

SUBJECT: DEVELOPMENT OF UNIT NO. 8, TRACTS A, B, C, D - TOWN OF ATRISCO GRANT (LAVA SHADOWS PARTNERSHIP PROPERTY)

I will briefly outline the course of events for the referenced project. Hopefully, this will bring you up-to-date in regards to the decisions and recommendations made by this department.

12/14/81	A pre-design conference was held with the architect to discuss the project. He was instructed to investigate tying the drainage system into future improvements for the area.
5/5/82	Street grades for Ouray Rd. and Americare Ct. were submitted to this office for review. Comments were to be sent to the Design Section by 5/19/82.
5/19/82	Drainage comments were sent to the Design Section.
5/20/82 - 6/1/82	Several meetings were held with the owner, contractor and engineer to discuss the project.
6/2/82	The proposed street grades for the section of Ouray west of Americare Ct. and Americare Ct. were approved by this office. This approval will allow the developer to begin work on preparing a grading-drainage plan for the site.

I have enclosed a copy of the Agreement prepared by the Legal Department and this office, which outlines the various responsibilities of the Lava Shadows Partnership. It is my understanding that this document is being reviewed by the property owners.

Please call if you have any questions or need additional information.

BGB/br

cc: Richard S. Heller, City Engineer
Charles M. Easterling, PACE/Hydrology

Enclosure

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

June 2, 1982

Mr. George Rodriguez
E, R & Associates, Inc.
1330 San Pedro NE, Suite 101
Albuquerque, NM 87110

RE: STREET GRADES FOR OURAY RD. AND AMERICAN CT.

Dear George:

The proposed street grades for the section of Ouray Rd. west of 57th St. and American Ct. are hereby approved by this office.

Thank you very much for your cooperation throughout this project.

Very truly yours,

Brian G. Burnett
Civil Engineer/Hydrology

BGB/br

cc: Richard S. Heller, City Engineer
Robert Fosnaugh, Traffic Engineer