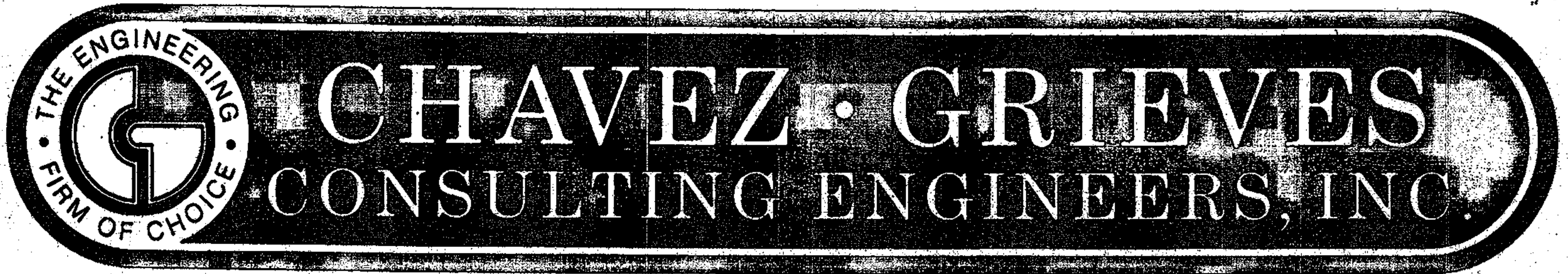


H-11 / DS3



5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

GRADING AND DRAINAGE PLAN

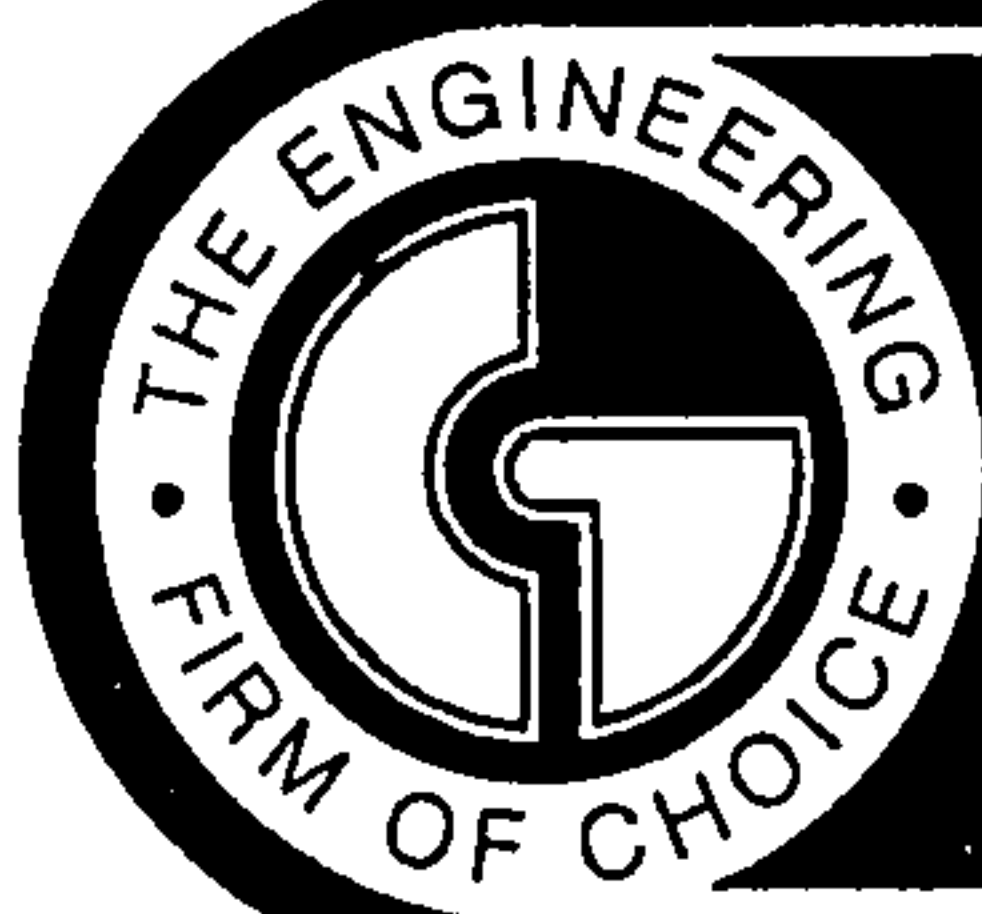
FOR

**JIFFY LUBE -
COORS/QUAIL**

NEW SEN
4/25/96

ALBUQUERQUE, NEW MEXICO

MAY, 1996



CHAVEZ • GRIEVES

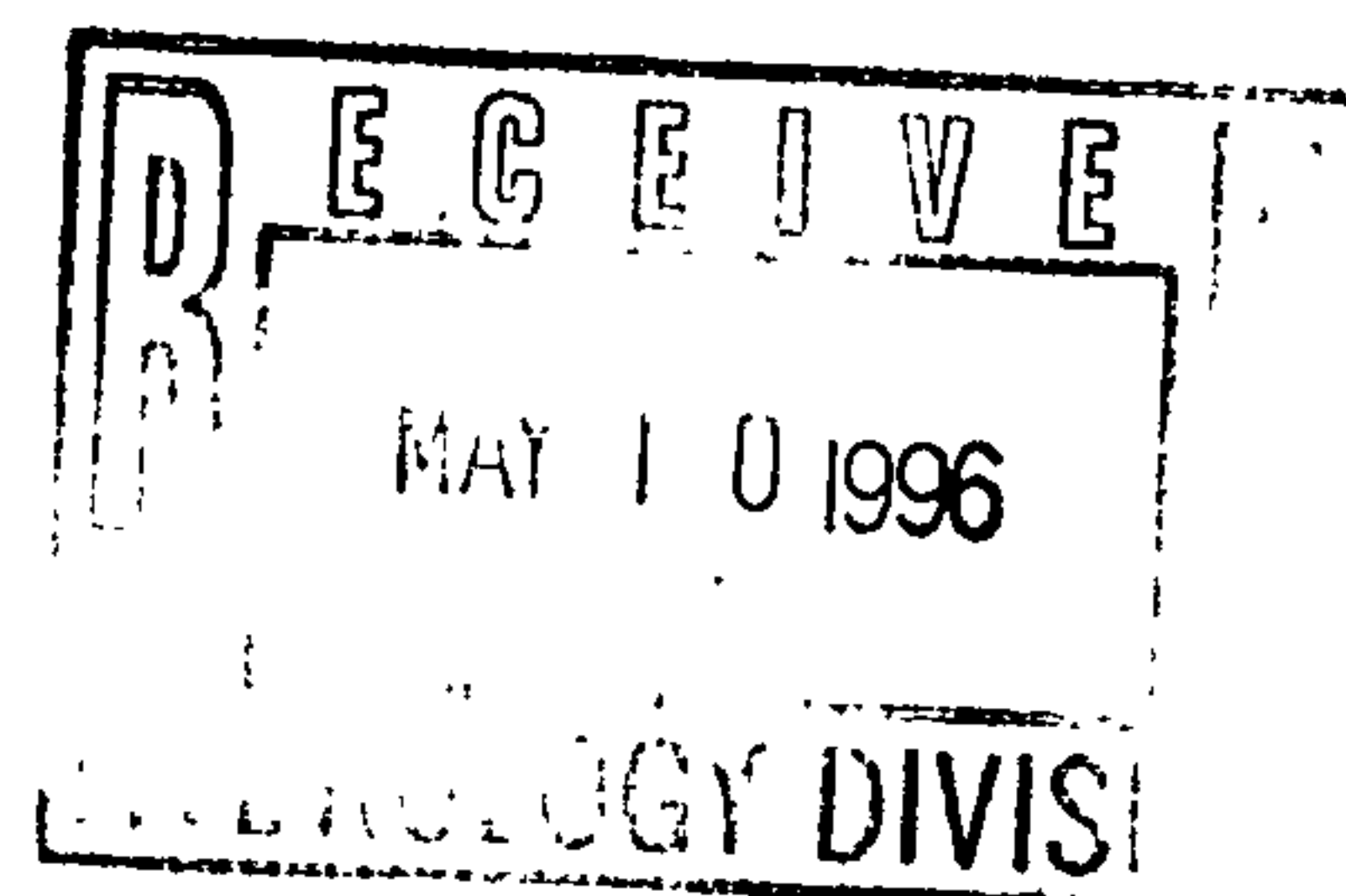
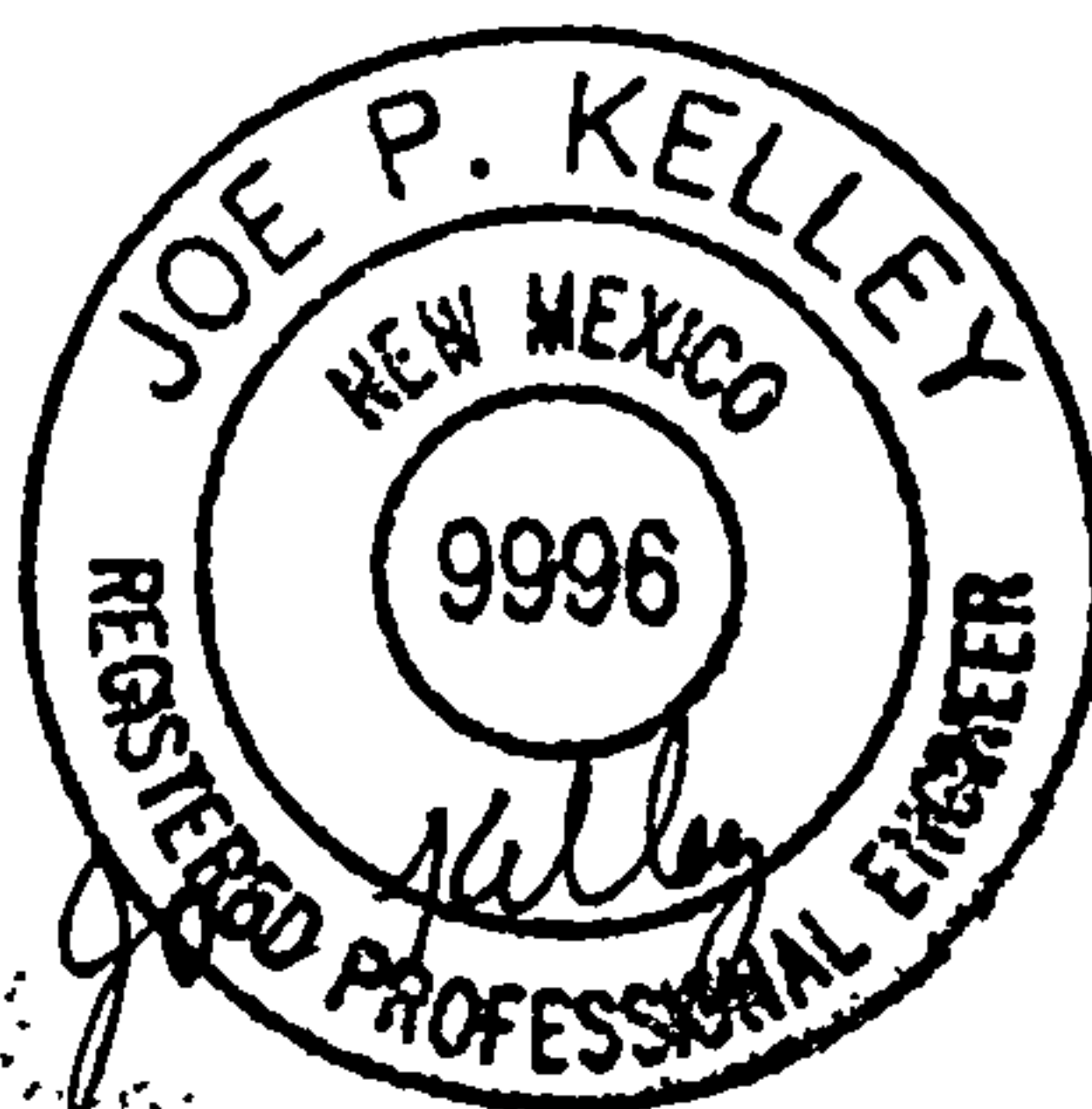
CONSULTING ENGINEERS, INC.

5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759

GRADING AND DRAINAGE PLAN

JIFFY LUBE - COORS/QUAIL

MAY, 1996



LOCATION

This site is located on the northwest corner of the Coors Boulevard, NW, and Quail Road, intersection north of an existing McDonalds restaurant.

LEGAL DESCRIPTION

Tract A-26- A2B, Town of Atrisco Grant, filed January 29, 1996, in Vol 96C-48

SURROUNDING DEVELOPMENT

The site is located in a developing business area adjacent to the Coors Boulevard right-of-way. A McDonalds is located south of the site, while the land north and west of the site is undeveloped.

FLOOD HAZARD ZONES

As shown by Panel 3500020021 of the National Flood Insurance Rate Maps for the City of Albuquerque, dated October 14, 1983, the site is not in a designated flood hazard zone.

EXISTING SITE CONDITIONS AND DRAINAGE PATTERN

The existing site slopes to the east at less than 5% and discharges directly onto the paved surface of Coors Blvd. Runoff from Coors discharges to the existing storm drain at the intersection of Coors and Quail. Runoff from the adjacent undeveloped land discharges around the site, and localized ponding occurs on portions of the undeveloped land.

PROPOSED SITE CONDITIONS AND DRAINAGE PATTERN

The proposed improvements consist of a new building with associated sidewalks and landscaping, locate in an infill area. In accordance with a telephone conversation on April 16, 1996 with Bernie Montoya of City Hydrology, free discharge into Coors Blvd. storm drain is acceptable. An increase of 1.70 cfs will be discharged into Coors Blvd, and ultimately into the existing storm drain. The discharge point from the site has been set in accordance with plans of the proposed City of Albuquerque improvements for Coors Blvd. Runoff from the surrounding undeveloped land will continue to discharge to the north around the site, then east to Coors Blvd. temporary asphalt paving and curb will be constructed across a portion of the undeveloped land to provide access until that land is developed.

HYDROLOGY/HYDRAULICS

The runoff calculations and design have been done in accordance with Section 22.2 of the Development Process Manual of the City of Albuquerque, January 1993.

RUNOFF CALCULATIONS - SIMPLIFIED PROCEDURE

By: CRAIG HAGELGANTZ
Project: JIFFY LUBE - COORS/QUAIL

Date: April 30, 1996
Zone Atlas: H-11

This procedure is in accordance with the City of Albuquerque Development Process Manual, Volume 2, Section 22.2, "Hydrology", peak discharge rate for small watersheds less than forty acres in size.

Precipitation Zone from Figure A-1: 1
Land treatment descriptions are in Table A-4.

1. RUNOFF RATE COMPUTATION

Use Equation a-10: $Q_P = Q_{PA} A_A + Q_{PB} A_B + Q_{PC} A_C + Q_{PD} A_D$

Values of Q_{pi} are from Table A-9, and are in CFS/acre. Area values are in acres.

BASIN	Q_{PA}	A_A	Q_{PB}	A_B	Q_{PC}	A_C	Q_{PD}	A_D	Q_P
EXISTING BASIN RATE OF RUNOFF (CFS)									
E-1	1.29	0.61	2.03	--	2.87	--	4.37	--	0.79
DEVELOPED BASIN RATE OF RUNOFF (CFS)									
D-1	1.29	--	2.03	--	2.87	0.122	4.37	0.488	2.48

2. RUNOFF VOLUME COMPUTATION

Use Equation a-5 to compute weighted excess precipitation:

Weighted E = "E" = (E_A A_A + E_B A_B + E_C A_C + E_D A_D)/(A_A + A_B + A_C + A_D)
(A_A + A_B + A_C + A_D) = ΣA_i

Use Equation a-6 to compute the volume:

V₃₆₀ = "E" x (A_A + A_B + A_C + A_D) x 3630 feet³/acre·inch

Values of E_i are from Table A-8, and are in inches. Area values are in acres.

BASIN	E _A	A _A	E _B	A _B	E _C	A _C	E _D	A _D	ΣA _i	"E"	V ₃₆₀
EXISTING BASIN VOLUME OF RUNOFF (CUBIC FEET)											
E-1	0.44	0.61	0.67	--	0.99	--	1.97	--	0.61	0.4	974.3
DEVELOPED BASIN VOLUME OF RUNOFF (CUBIC FEET)											
D-1	0.44	--	0.67	--	0.99	0.12	1.97	0.48	0.61	1.7	3864

**CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT**

February 13, 1997

To: John Castillo, Acting City Engineer, Public Works Department

From: Fred J. Aguirre, Hydrology Development Section/PWD
Richard Dourte, Transportation Development Section/PWD
John Stomp, Utility Development Section/PWD
Terri Martin, Development Review Section/PWD

Subject: Jiffy Lube Complaint letter Dated January 9, 1997

(CONS + QUTL)
H-11/DS3

The following is a chronology order of events with respect to Jiffy Lube's project. As you can see below, this project did not follow logical process with respect to their anticipated construction completion date. This site did not pose any unusual problem with respect to development as far as City interaction and issuance of permits is concerned. Like all developments, many of the events could have been done concurrently, provided the Architect and Engineer communicate with each other and have knowledge of the basic process.

Typically, the consulting engineers work design projects with the Development Review Board (DRB) in conjunction with the construction drawings submittals through the Design Review Committee (DRC). The letter identifies a project completion date of January 17, 1996. However, it must be noted that the original application to the DRB was submitted August 24, 1995, but the agent for the development did not appear before the DRB until December 5, 1995. The drainage plan for building permit approval was submitted by the applicant's engineer on May 10, 1996, but the building plans for permit were not submitted until May 24, 1996. The building permit was approved by the City on August 7, 1996. The construction drawings for the roadway and utility improvements were approved by the City on January 17, 1997.

The total time from application(to DRB) to Work Order was approximately sixteen months. The City's processing time accounts for four months with the remaining twelve months in the applicants control. The significant portion of the process time was in the applicant's hands and out of our control.

8/24/95-DRB receives application for preliminary and final plat.
2 WEEK (CITY CONTROL)

9/05/95-DRB Hearing for Preliminary/Final Plat approval.
(No show by applicant)

3 MONTH (APPLICANT CONTROL)

12/05/95-DRB Hearing for Preliminary/Final Plat (w-infrastructures) approval.
Approved and delegated to CE, Transportation and Planning
1 MONTH (APPLICANT CONTROL)

John Castillo, Acting City Engineer

Page 2

February 13, 1997

- 1/02/96- DRC receives Procedure "C" Modified with guarantees for permanent infrastructures.
2 WEEKS (CITY CONTROL)
- 1/12/96- DRC processed and recorded Procedure "C" agreement.
- 1/17/96- **Jiffy Lube's architect estimated completion per Mr. Mortensen letter.**
2 WEEKS (APPLICANT/CITY CONTROL)
- 1/25/96- City Engineer's Designee signs plat.
3.5 MONTHS (APPLICANT CONTROL)
- 5/10/96- Hydrology receives drainage plan for building permit and site plan approval.
1 MONTH (CITY CONTROL)
- 5/24/96- Applicant submits plans for Building Permit.
- 6/11/96- Hydrology submits comments to engineer.
½ MONTH (APPLICANT CONTROL)
- 6/25/96- Engineer resubmits drainage plan for review.
2 WEEKS (CITY CONTROL)
- 7/09/96- Hydrology approves drainage plan for building permit and site plan approval.
3 WEEKS (APPLICANT CONTROL)
- 7/29/96- DRC receives preliminary drawings for temporary improvements (temp paving for decal lane and driveway)from engineer.
1½ WEEK(CITY CONTROL) 7/29/96 TO 8/7/96
- 7/30/96- Engineer submits revised drainage plan for approval.
4 DAYS(CITY CONTROL)
- 8/02/96- Hydrology approves revised drainage plan.
- 8/06/96- Hydrology and Transportation signs-off Building plan set.
- 8/07/96- Code Division issues Building Permit.
- 8/07/96- DRC meeting to review preliminary drawings for temporary improvements.
3 WEEKS (APPLICANT CONTROL)
- 8/30/96- DRC receives final plans from engineer for temporary improvements.
1 WEEK (CITY CONTROL)
- 9/05/96- DRC meeting and sign-off.
3 MONTHS (APPLICANT CONTROL)
- 12/05/96-DRC receives revised drawings to include utility improvements. Utility Development requested easements for water and sewer at this meeting.
1 WEEK (APPLICANT CONTROL) REQUIRED PROCEDURE "A" & EASEMENTS
- 12/09/96-DRC receives Procedure "A" with construction paper work. Improvements are for the temp street improvements and utility improvements -no easements included with package..
2 WEEKS (APPLICANT CONTROL) LACKING EASEMENTS
- 12/18/96-DRC received easements for utility lines (Easements & Procedure "A" Agreement cannot begin processing until plans and estimate are approved).
1 MONTH (CITY CONTROL)
- 1/17/97- DRC signs plans. Easements and Procedure "A" Agreement are routed for approval. Easements rejected by Water Utilities Development Section because the easements did not utilize the City's standard form and the easements did not include the proper location.
2 WEEKS (APPLICANT CONTROL) 1/17/97 TO 1/31/97
- 1/23/97- Legal receives and rejects easements and Procedure "A" Agreement.
- 1/29/97- Legal received and approved Procedure "A" Agreement.*
- 1/31/97- Agreement and Work Order Documents approved by Director of Public Works/Fees calculated/Fees paid.

John Castillo, Acting City Engineer

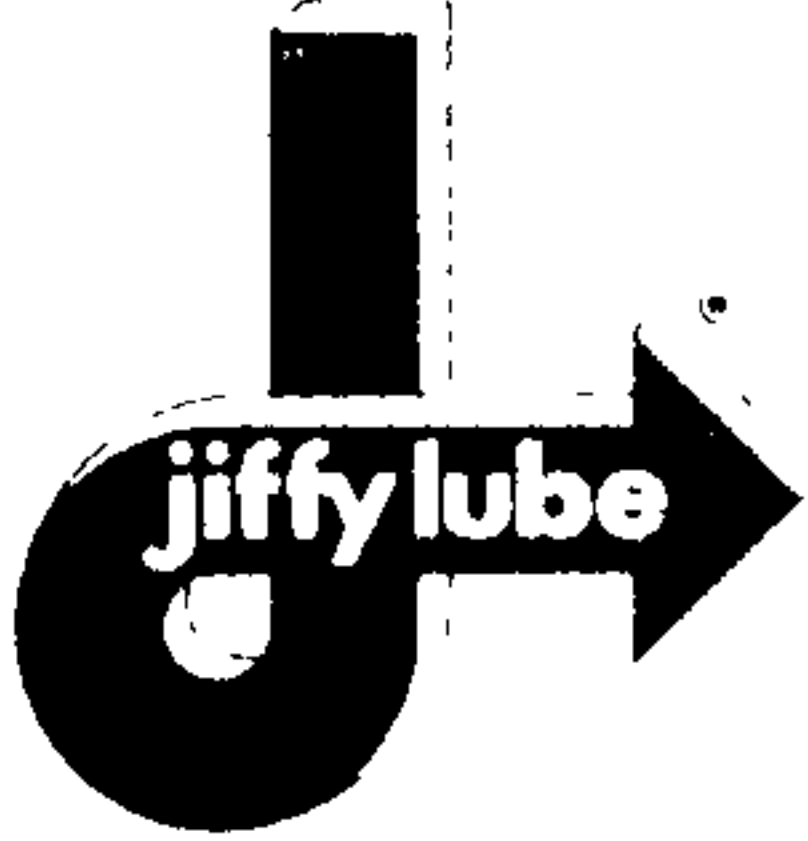
Page 3

February 13, 1997

1 WEEK (CITY CONTROL)

2/05/97- Work Order package to Construction Division for Contractor pick-up.

*City Attorney approves work order prior to acceptable easements being submitted in order to expedite development. Easement must be tendered to the City prior to water meter release.



OilWell, Inc. • Jiffy Lube Franchisee • 2129 Osuna NE • Suite 105 • Albuquerque, New Mexico 87113
(505) 345-7066 • FAX (505) 345-7533

January 9, 1997

The Honorable Martin Chavez
Mayor of the City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

63-0117 2110:39
OFFICE

Dear Mayor Chavez,

It was interesting to read your comments recently concerning the monopolies of U.S. West and PNM. I couldn't help but make the natural comparison to the City of Albuquerque.

We at Jiffy Lube are currently trying to complete a construction project at Coors and Quail. Our architect originally estimated the completion date to be January 17, 1996! It will most likely be finished in January or February, 1997. In the interim, we continue to pay interest on our loan, which is not a small amount.

I have nowhere to turn. I cannot get permits from Socorro or Phoenix or Denver to build in Albuquerque. I can only deal with the City of Albuquerque and believe me we have been held up at every turn.

We recently completed a project in our Utah market that cost around \$100,000.00 less to build (\$300,00 vs. \$400,000 here). We have also spent around \$60,000.00 more in "soft costs" than in Utah and the project there took about half as long to complete.

We don't blame you for this situation but we think you can be the solution. Surely there has to be a way to streamline the process.

I don't ask that it all be free either. If it costs us \$5,000.00 a month for delays and we could knock a month off the projected completion date through an expedited service, why couldn't we do it and split the savings with the city? Just a thought.

I realize you have a lot on your agenda and certainly we support your efforts to fight crime and other problems facing Albuquerque. As "West Siders" we are most grateful to you for your push on the Montano bridge. Thank you for all you do. We are glad to be in Albuquerque and just ask that you consider ways to reduce the costs and delays in building.

Sincerely,

Keith R. Mortensen

RECEIVED
JAN 16 1997
CITY OF ALBUQUERQUE
CITY CLERK

DEVELOPMENT REVIEW BOARD--SPEED MEMO

CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT/ENGINEERING GROUP

DRB CASE NO.: DRB-95-398;

AGENDA ITEM NO.: 15

SUBJECT:

<u> </u> (01) Sketch Plat	<u> </u> (02) Bulk Land Variance	<u> </u> (03) Sidewalk Variance
<u> X </u> (04) Preliminary Plat	<u> </u> (05) S. Dev. for Subd.	<u> </u> (06) S. Dev. for B.P.
<u> </u> (07) Vacation	<u> X </u> (08) Final Plat	<u> </u> (09) Infrastructure List
<u> </u> (10) Sector Plan	<u> </u> (11) Other <u> </u>	

ACTION REQUESTED: REV/CMT; X APP; SIGN-OFF; EXTN; AMEND

ENGINEERING COMMENTS:

1. See DRB minutes/speed memo dated September 5, 1995 for comments.

RESOLUTION:

APPROVED ; DENIED ; DEFERRED ; COMMENTS PROVIDED ; WITHDRAWN

SIGNED-OFF: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) BY: (WUD) (CE) (TRANS) (PRKS) (PLNG)

DELEGATED: (SP-SUBD) (FP) (SP-BP) (SECT-PLN) TO: (WUD) (CE) (TRANS) (PRKS) (PLNG)

FOR: S/A (street improvement on corner to include
any driveway appurtenance)

SIGNED: Fred J. Aguirre, P.E.
City Engineer/AMAFCA Designee

DATE: December 05, 1995

5335.80

*nothing is computer
as of 12/24/95*

*df
Fred: OK to sign
plat: DRB dated
12-5-95. will be
knit w/ Proj. 4006
per R.D.*

1/25/96

Terri,

The design and
construction of the imprints
for the Joan Black deal
are in the Coors Widening
project 4006.90 prepared
by Bohanan-Huston, Inc.

Confirmed
with Richard
Dourte
1/24/96

Billy

12/6/96

ART KELLY

SAYS THEY

ARE NOT

INCLUDED !!!

APPLICANT INFORMATION

APPLICANT NAME: FIL-AM INVESTMENT CORP. OF N.M. Telephone Number: (505) 883-5511
Mailing address: P.O. 30488
City: ALBUQUERQUE State: NM Zip Code: 87190-0488
Applicant's Propriety Interest in the Property: OWNER
Has a List of Owner's Been Provided? Yes ☐ No (This is Required for Preliminary Plat Application)
AGENT (if any): Surv-Tek, Inc. Telephone Number: (505) 897-3366
Mailing address: 5643 Paradise Blvd., N.W.
City: Albuquerque State: NM Zip Code: 87114
SIGNED (Applicant or Agent): [Signature] (Print) Garry P. Hugg

1. SITE INFORMATION

- (a) Property is: 1 within the City Limits of Albuquerque or Outside the City Limits of Albuquerque, but within five (5) miles
(this is the extent of Development Review Board jurisdiction)
- (b) Present Zoning: SU-1 Proposed Zoning (Complete Only if Zone Change is Anticipated):
- (c) Existing Buildings? Yes ☒ No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):
If yes, Address(s) (required):
- (d) Number of Lots Existing: 1 Number Proposed: 2 Total Land Area Covered by Request: (Acres) 1.2445
- (e) Present Legal Description of the Property: Lot/Tract No.(s): A-26-A2 Block/Map No.(s):
Subdivision/Addition: TOWN OF ATTACHED GRANT
- (f) Location of Property by Streets - Located on (or near): CORR BLVD NW
between QUAIL NW and REDLANDS NW
- (g) Uniform Property Code (18 Digit Number Issued by County Assessor): 1011-059-233-528-2-10-02

2. VACATION ONLY: Give reason for request on separate sheet. Sketch/state exactly what is being vacated. Give reasons why vacation should be granted as per Subdivision Ordinance requirements. A copy of the document that created the areas to be vacated is required.
3. SUBDIVISION ONLY: An Infrastructure List and a completed checklist from the Development Process Manual (DPM) is required for Major Subdivision/ Preliminary Plat application. Attach any variances or easements granted for this property which affects platting, if applicable. Attach zoning action, Notifications of Decision, or Zone Change Request, if applicable.
4. SITE DEVELOPMENT PLAN ONLY: For final sign off for EPC, Notification of Decision is required. For amended plan, list changes to previous plan.
5. SUBDIVISION VARIANCE REQUEST: Include letter of request for improvements guarantee (Bulk Land). Other information as required per the Development Process Manual (DPM) and Subdivision Ordinance. For sidewalk Variance, sketch location and state reason for variance.
6. AMENDED INFRASTRUCTURE LIST, ETC.: Describe and show changes to approved Infrastructure List. For Subdivision Improvement Agreement (SIA) Extension, attach previous DRB approvals (Infrastructure List, Notice of Decision, reduced plat or plan).

7. SUPPLEMENTAL INFORMATION

- (a) List Cross References to Environmental Planning Commission cases (Z-) if applicable:
- (b) List Cross References to Development Review Board cases (DRB-) if applicable:
- (c) List any Variance Granted (ZA-) if applicable Case No.: City County

PLANNING DIVISION INTERNAL USE ONLY

Application & Fees Accepted By: [Signature] Date: 8 24 95
Advertised Case? Yes ☒ No If yes, Number of Signs Issued: 0 Fee(s): \$ 0

95-95 Defer indef on a No Show Map Number: H-11
Need to show 25-foot public w/SAB easement Hearing Date: 9.5.95
12-5-95 Comments given DRB: 95-398
Need to establish a 10-foot private water and sewer easement (OIFR)

APPLICATION TO THE DEVELOPMENT REVIEW BOARD

APPLICATION FOR: (CHECK APPLICABLE REQUEST; MORE THAN ONE CATEGORY CAN BE CHECKED)

Minor Subdivision

- ☒ Sketch Plat Review & Comment
☒ Preliminary Plat & Final Plat
(City Surveyor Approval Required)
☐ Lot Split (" " ")

Vacation (See No. 2)

- ☐ Public Right-of-Way
☐ Public Easement
☐ Private Easement

Major Subdivision (see No. 3)

- ☐ Sketch Plat Review & Comment
☐ Preliminary Plat Approval
☐ Final Plat Approval
Site Development Plan (See No. 4)
☐ Review & Comment
☐ Final Sign Off for EPC
☐ Approval (DRB only-attach checklist)
☐ Amended Plan

Subdivision Variances (See No. 5)

- ☐ Subdivision Design Standards
☐ Improve. Guarantee (Bulk Land)
☐ Sidewalk Variance

Other (See No. 6)

- ☐ Amended Infrastructure List
☐ SIA Extension
☐ Sector Plan Review or _ sign off

PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets as necessary. The completed application must be submitted in person to the Planning Division by the applicant or agent. Fees are required at the time of application for Vacations, Site Development Plan Approvals (DRB only), and Preliminary Plat for Major Subdivisions. All attachments must be submitted with the application and, after folding, shall not exceed 8-1/2 x 14 inches.

INACCURATE APPLICATIONS WILL DELAY HEARING OR DECISION DATE. For additional information, contact the Planning Division at (505) 768-3860.

APPLICANT INFORMATION

APPLICANT NAME: FIL-AM INVESTMENT CORP. OF N.M. Telephone Number: (STAN HATCH) 883-5511
Mailing address: P.O. 30488
City: ALBUQUERQUE State: NM Zip Code: 87190-0488

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Has a List of Owner's Been Provided? ☐ Yes ☐ No (This is Required for Preliminary Plat Application)

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SIGNED (Applicant or Agent): [Signature] (Print) Garry P. Hugg

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(c) Existing Buildings? ☐ Yes ☒ No - If yes, a Site Sketch is required (show buildings, setbacks, and parking on separate sheet):

If yes, Address(s) (required):

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CITY OF ALBUQUERQUE
Albuquerque, New Mexico

INTER-OFFICE CORRESPONDENCE December 27, 1995 REF. NO. 0010.wpd

TO: Billy Goolsby, Design Review Section, PWD Dept.

FROM: ¹¹²Richard Dourte, Assistant Traffic Engineer

SUBJECT: ACCOUNT AND ACTIVITY NO. FOR TRACT A26-A2B, TOWN OF
ATRISCO GRANT (DRB-95-398)

As a condition of approval of the subject development, a payment of \$18,601.49 is being made by the developer toward required improvements for Coors Boulevard. Please use a modified procedure "c" because of the construction time frame.

The money should be deposited in the following account:

Account no. 520500

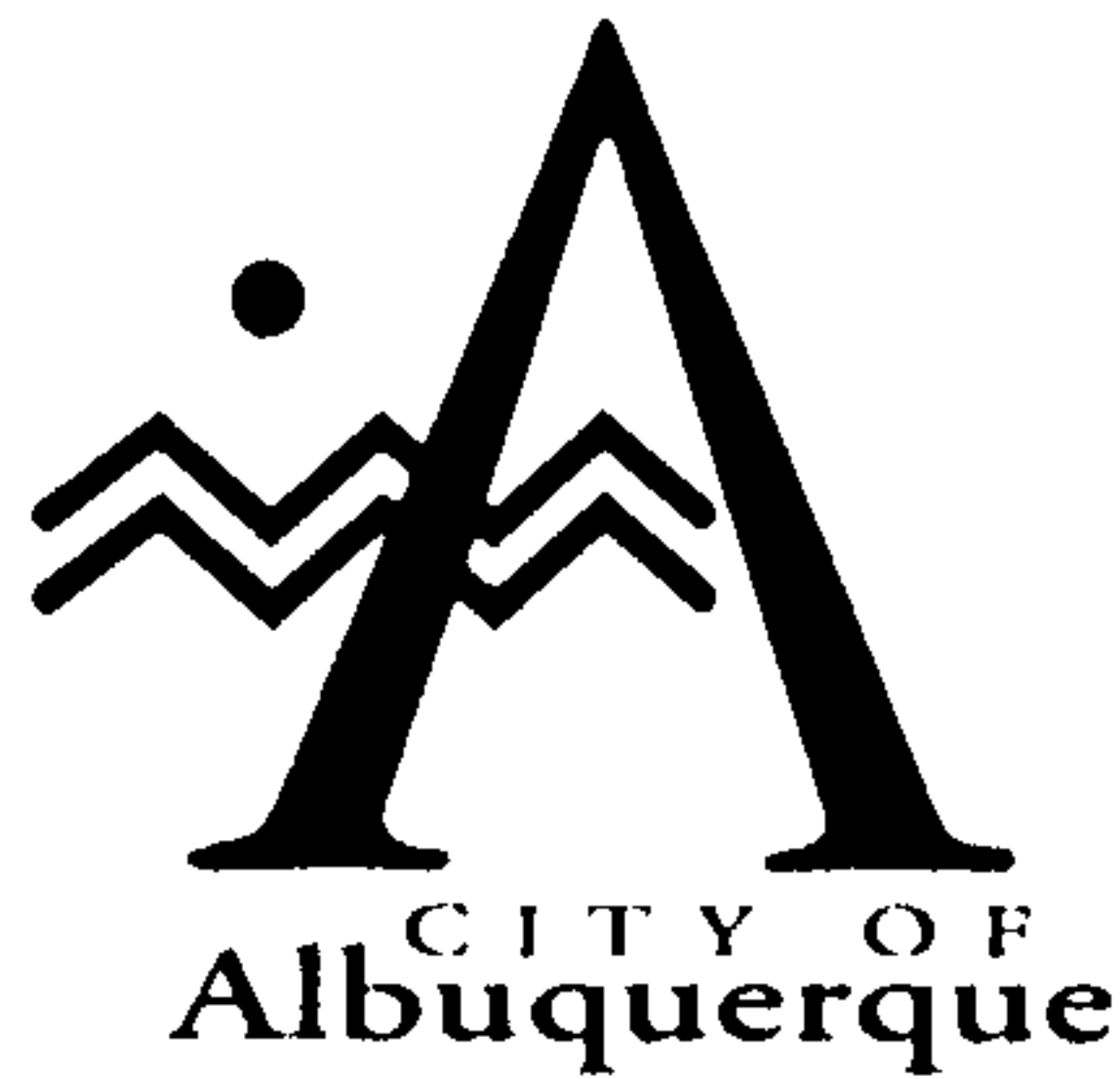
Activity no. 7907110

c: Art Kelly

*Designed & to be
constructed under
City Project 4006.90 /per Richard
Agh*

Jiffy Lube - 2915 Coors Rd NW.
Legal Description Lot A26 A28.

- 1 Jiffy lube first came in for review on May 10, 1996 for Foundation, Building Permit, grading and paving.
 - comments were sent to engineer (Joe Kelly with Chavez-Griener Consulting Engineers Inc.) on June 11, 1996 by Bernie Montoya.
- 2 June 25, 1996 - Resubmittal for site development for building permit, ^{BUILDING PERMIT} grading and paving, and SD-19. Approval letter was sent on July 9, 1996
- 3 July 30, 1996 - Resubmittal for ^{MODIFICATIONS} building permit. Approval on 8-2-96
- 4 No DRB required for property
- 5 DEC required for curb and gutter right of way improvements
- 6 BP Fee, PAID permit issued on 8-7-96
8-6-96 - TRANSPORTATION
8-6-96 - HIGHWAY
- 7 No C.O. required and 7 to do
- 8 No Road TRAP.



Martin J. Chávez, Mayor

March 6, 1997

Joe Kelley PE
Chavez-Grieves Engineering
5639 Jefferson NE
Albuquerque, New Mexico 87109

RE: ENGINEER CERTIFICATION FOR JIFFY LUBE RETAIL FACILITY (H11-D53)
ENGINEER'S CERTIFICATION STATEMENT DATED 2/24/97


Dear Mr. Kelley:

Based on the information provided on your February 24, 1997 submittal, Engineer Certification for the above referenced site is acceptable.

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia
File

Sincerely


Bernie J. Montoya CE
Engineering Associate

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



DRAINAGE INFORMATION

PROJECT Jiffy Lube Retail Facility ZONE ATLAS/DRNG. FILE #: H-11/D53
DRB#: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Tract a-26-a2b, town of Atrisco Grant
CITY ADDRESS: 2915 Coors Blvd N.W. Albuq N. Mex
ENGINEERING FIRM: CHAVEZ-GRIEVES CONTACT: JOE P. KELLEY
ADDRESS: 5639 JEFFERSON NE PHONE: 344-4080
OWNER: Oilwell Properties Inc. CONTACT: Keith Mortensen
ADDRESS: 2915 Coors Blvd N.W. Albuq N. Mex PHONE: 345-7066
ARCHITECT: Kevin Georges & Asso. CONTACT: Ron Tucker
ADDRESS: 127 Jefferson ST. NE PHONE: 255-4975
SURVEYOR: Surv Tech CONTACT: Russ Hugg
ADDRESS: 5643 Paradise Blvd Nw PHONE: 897-3366
CONTRACTOR: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

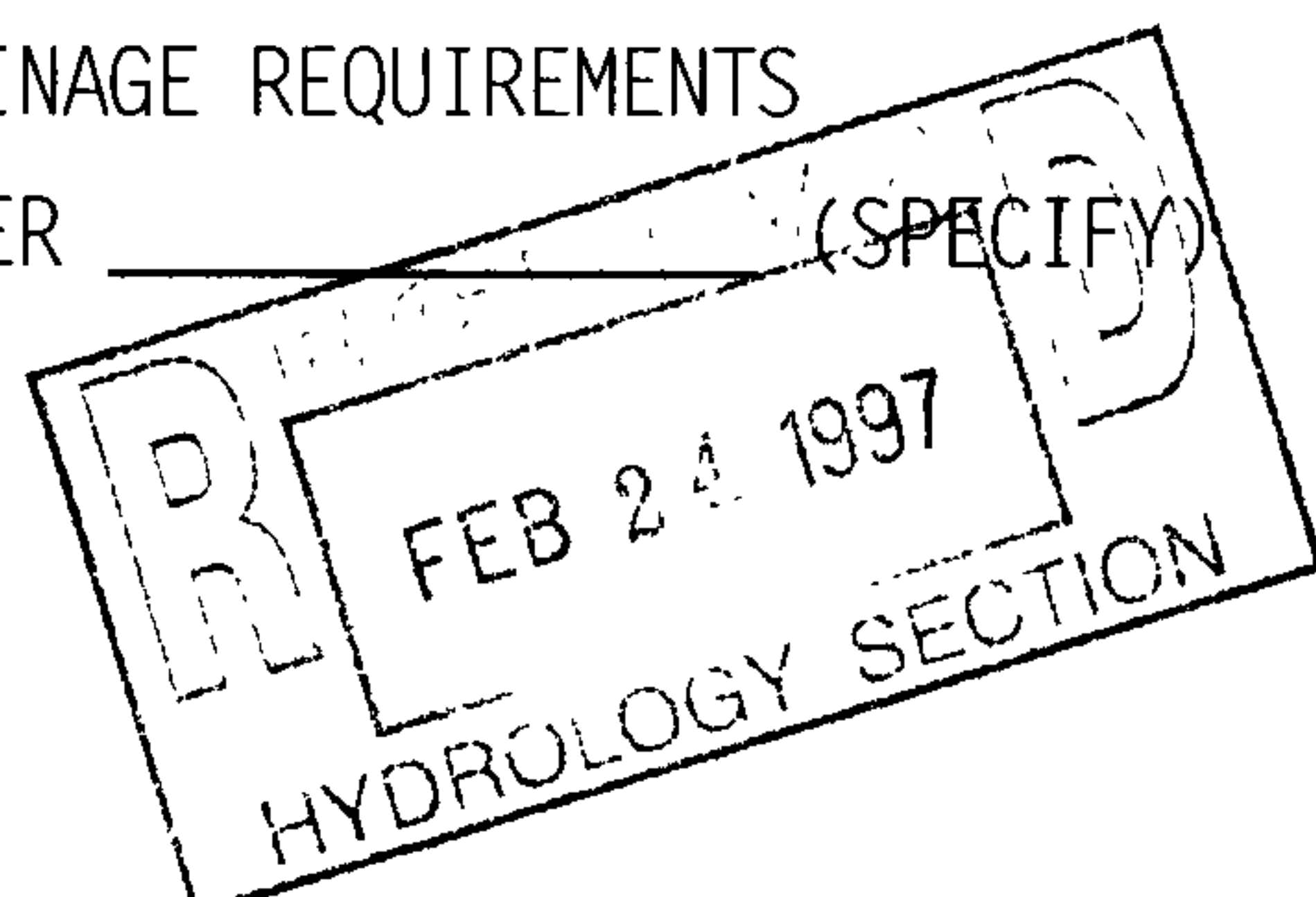
PRE-DESIGN MEETING:

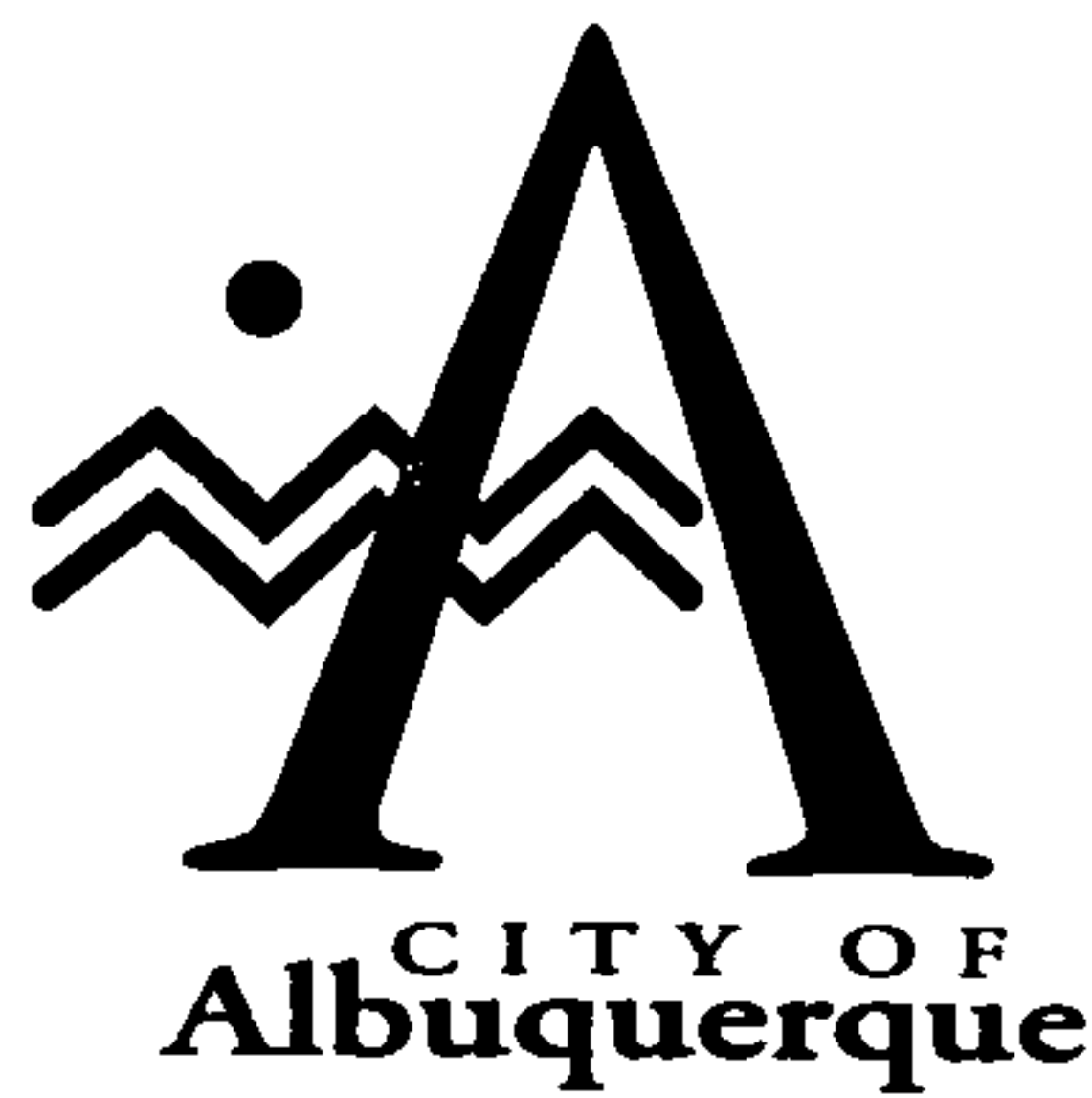
☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PRMT. APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ BUILDING PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: Feb. 24, 1996
BY: RONNIE F. CASAUS





July 9, 1996

Martin J. Chávez, Mayor

Joe Kelley
Chavez-Grievess Consulting Engineers, Inc.
5639 Jefferson St. NE
Albuquerque, NM 87109

RE: REVISED DRAINAGE PLAN FOR JIFFY LUBE RETAIL FACILITY (H11-D53)
REVISION DATED 6/24/96.

Dear Mr. Kelley:

Based on the information provided on your June 25, 1996 resubmittal, the above referenced site is approved for Site Development, Building, Grading and S.O. 19 permit.

Please be advised that the following must be submitted prior to release of Building Permit:

1. Calculations for the run down.
2. Copy of Application to DRC for work within City Right-of-Way.

Once the above concerns have been satisfied, attach a copy of the approved plan to the construction sets prior to sign-off by Hydrology. A separate permit is required for construction within City Right-of-Way. A copy of this approval letter must be on hand when applying for the excavation permit. Prior to Certificate of Occupancy release, Engineer Certification per the D.P.M. checklist will be required.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie Montoya

Bernie J. Montoya, CE
Engineering Associate

c: Andrew Garcia
Arlene Portillo
File

Good for You, Albuquerque!



DRAINAGE INFORMATION

PROJECT TITLE: Jiffy Lube Retail Facility ZONE ATLAS/DRNG. FILE #: H-11/D53
DRB#: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Tract A-26- A2B, Town of Atrisco Grant,
CITY ADDRESS: Coors Road, 500' north of Ouail Dr.
ENGINEERING FIRM: Chavez-Grieves CONTACT: Joe Kelley, P.E.
ADDRESS: 5639 Jefferson NE PHONE: 344-4080
OWNER: Oilwell Properties Inc. CONTACT: Keith Mortensen
ADDRESS: 2915 Coors Road NW PHONE: 345-7066
ARCHITECT: Kevin Georges & Asso. CONTACT: Kevin Georges
ADDRESS: 127 Jefferson St. NE PHONE: 255-4975
SURVEYOR: Surv-Tek CONTACT: Russ Hugg
ADDRESS: 5643 Paradise Blvd NW PHONE: 897-3366
CONTRACTOR: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PRMT. APPROVAL
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☐ FOUNDATION PERMIT APPROVAL
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☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

PRE-DESIGN MEETING:

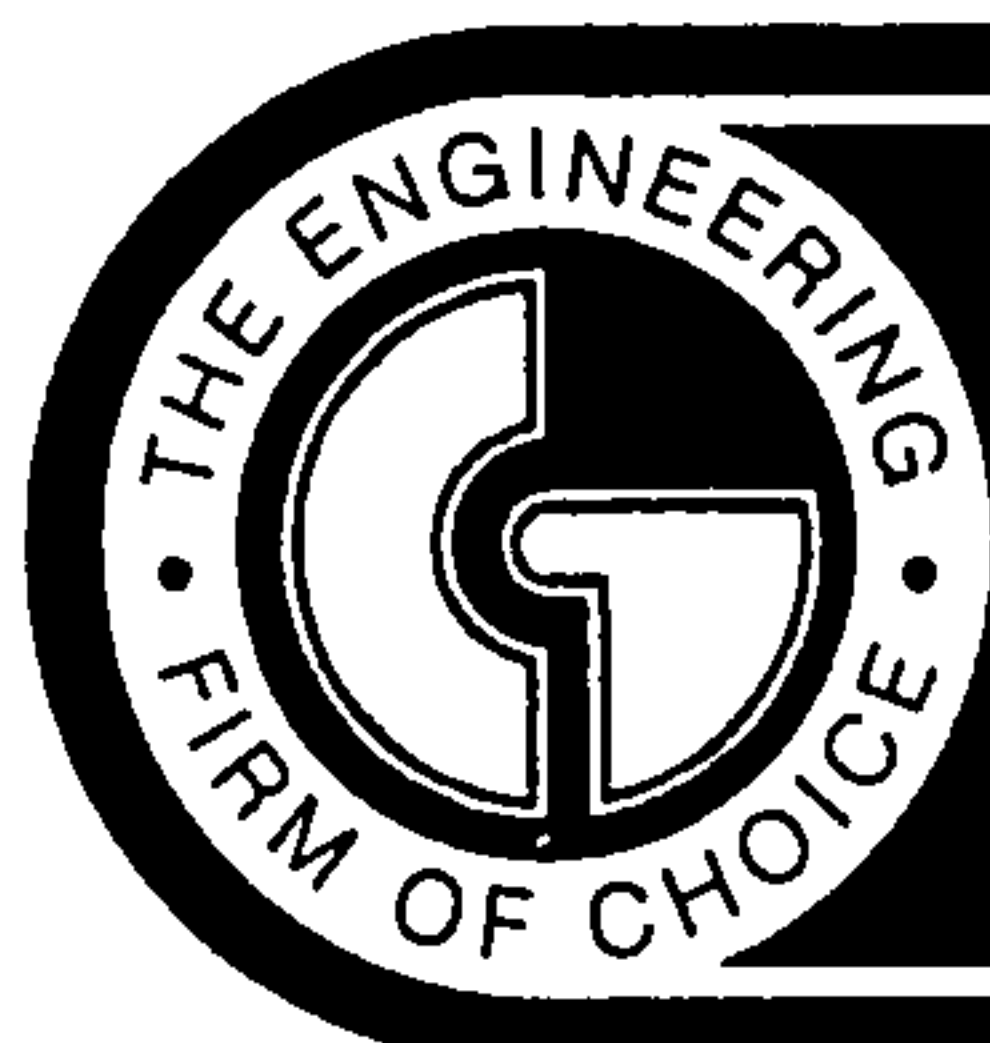
☐ YES
☐ NO
☐ COPY PROVIDED

DATE SUBMITTED: July 26, 1996

BY: Joe Kelley

VERBAL - Release building permit 8/2/96

JUL 30 1996



CHAVEZ · GRIEVES

CONSULTING ENGINEERS, INC.

5639 JEFFERSON STREET NE · ALBUQUERQUE, NEW MEXICO 87109 · PHONE (505) 344-4080 · FAX (505) 343-8759

July 25, 1996

Mr. Bernie J. Montoya, CE
City of Albuquerque Public Works Department
Hydrology Division
City/County Building Room 301
P.O. Box 1293
Albuquerque, NM 87103

RE: DRAINAGE PLAN FOR JIFFY LUBE AT COORS/QUAIL (H11-D53)
C&G PROJECT NUMBER: G04-149-5196

Dear Mr. Montoya:

Transmitted herewith for building permit approval are two items that you requested in your letter dated July 9, 1996:

1. Rundown calculations.
2. Copy of DRC Application.

I realize that everyone wants you to respond immediately, but this response requires little review, so we and the Architect would appreciate it if you could give approval right away.

If you have any comments or questions, please call.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Joe P. Kelley, P.E.
Senior Engineer

Cy: Ron Tucker, KGA Architects, FAX: 255-9943

JUL 30 1996

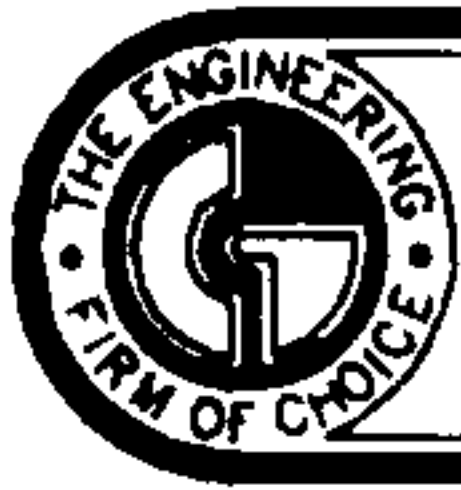
Rundown into Coors Blvd.
Worksheet for Rectangular Channel

Project Description	
Project File	g:\g04\149\document\rundown.fm2
Worksheet	g:\g04\149\document\rundown
Flow Element	Rectangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.013	
Channel Slope	0.010000	ft/ft
Bottom Width	4.00	ft
Discharge	2.48	cfs

Results		
Depth	0.18	ft
Flow Area	0.72	ft ²
Wetted Perimeter	4.36	ft
Top Width	4.00	ft
Critical Depth	0.23	ft
Critical Slope	0.004653	ft/ft
Velocity	3.44	ft/s
Velocity Head	0.18	ft
Specific Energy	0.36	ft
Froude Number	0.00	

JUL 3 0 1996

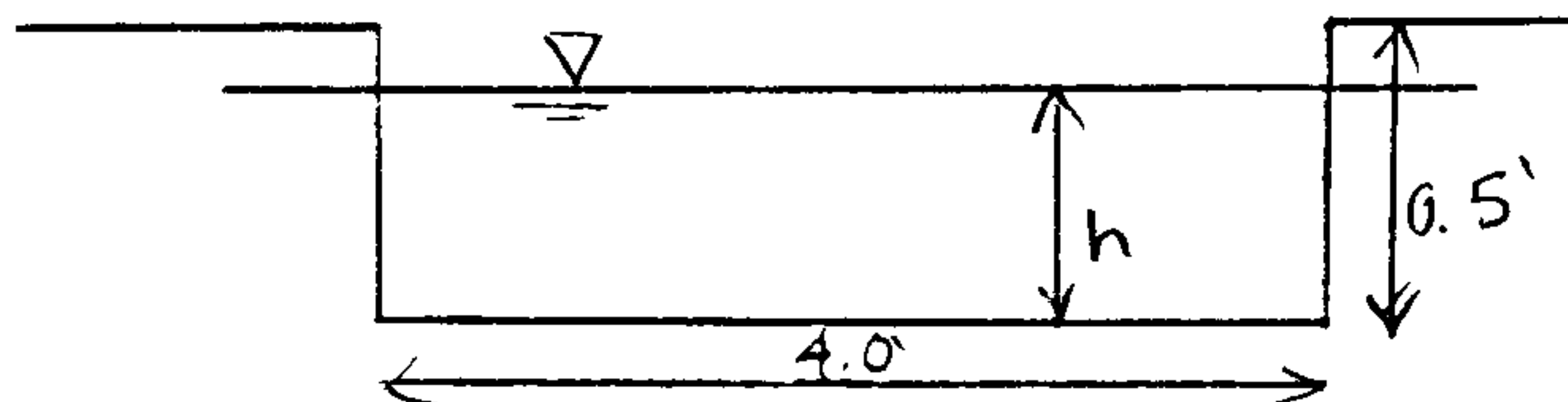


CHAVEZ • GRIEVES CONSULTING ENGINEERS, INC.

5839 JEFFERSON STREET N.E. • ALBUQUERQUE, NEW MEXICO 87109
PHONE (505) 344-4080 • FAX (505) 343-8759

SHEET NO. _____ OF _____
JOB ISFILLURE - JRS. JALC
SUBJECT _____
CLIENT _____
JOB NO. _____
BY JK DATE 12/25/85

RUNDOWN CAPACITY AT ENTRANCE PER ORIFIC E EQUATION:



$$Q = C L h^{1.5} = 3.3(4)(0.5)^{1.5} = 4.66 \text{ CFS} > 2.98 \text{ CF REQ'D}$$



5639 JEFFERSON STREET NE · ALBUQUERQUE, NEW MEXICO 87109 · PHONE (505) 344-4080 · FAX (505) 343 8759

July 25, 1996

Mr. Billy Goolsby
City of Albuquerque
Design Review Section
P.O. Box 1293, Room 402
Albuquerque, NM 87103

RE: R.O.W. IMPROVEMENTS FOR
JIFFY LUBE AT COORS AND QUAIL
C-G PROJECT NUMBER: G04-148-5196

Dear Mr. Goolsby:

This design package, for the above referenced project, is being submitted for D.R.C. review. The plat was recorded January 29, 1996, and there is no infrastructure list. Because this is such a small project, we are requesting that it be treated as final, and seek a sign-off meeting. The Vicinity map is on the mylar plots that we will bring to the sign-off meeting.

Included in this submittal are the following:

- 8 blueline copies of the plans
- 1 copy of the Application (Figure 4)
- 1 copy of the Engineer's Estimate (Figure 7)
- 1 copy of the Design Deposit Fee Calculation Sheet (Figure 5)

Should you have any questions, or need additional information, please feel free to call.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Bill Towers,
Project Technician

Attachments

DRAINAGE INFORMATION

PROJECT TITLE: Jiffy Lube Retail Facility ZONE ATLAS/DRNG. FILE #: H-11 / 1453

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

LEGAL DESCRIPTION: Tract A-26- A2B, Town of Atrisco Grant,

CITY ADDRESS: N/A

ENGINEERING FIRM: Chavez-Grieves

CONTACT: Joe Kelley, P.E.

ADDRESS: 5639 Jefferson NE

PHONE: 344-4080

OWNER: Oilwell Properties Inc.

CONTACT: Kieth Mortensen

ADDRESS: 2915 Coors Road NW

PHONE: 345-7066

ARCHITECT: Kevin Georges & Asso.

CONTACT: Kevin Georges

ADDRESS: 127 Jefferson St. NE

PHONE: 255-4975

SURVEYOR: Surv-Tek , Russ Hugg

CONTACT: Russ Hugg

ADDRESS: 5643 Paradise Blvd NW

PHONE: 897-3366

CONTRACTOR: N/A

CONTACT: _____

ADDRESS: _____

PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☒ S. DEV. PLAN FOR BLDG. PRMT. APPROVAL
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- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☒ OTHER S019 (SPECIFY)

DATE SUBMITTED: June 24, 1996

BY: Craig Hagelgantz E.I.

~~VERBAL:~~

NOTED
JUN 25 1996

Hatch, Allen & Shepherd, P.A.

Attorneys and Counselors at Law

STANLEY N. HATCH
BEN M. ALLEN
NED SHEPHERD
GERALD G. DIXON
BOB THORSON
KATHLEEN C. HORAN
MARCIA E. LUBAR
TERRANCE P. YENSON

KIMBERLY A. FRANKLIN
PHYLLIS SAVAGE LYNN
DANIEL W. LEWIS
DIANE P. DONAGHY
CANDACE J. WELCH
JOHN H. SINCLAIR, JR.
RICHARD M. PADILLA

One Park Square
6501 Americas Parkway NE, Suite 1000
P.O. Box 30488
Albuquerque, New Mexico 87190-0488
Phone: (505) 883-5511 Fax: (505) 889-3434

June 21, 1996

VIA FAX and FIRST CLASS MAIL

Mr. Keith Mortensen
OilWell, Inc.
2129 Osuna, N.E. -- Suite 105
Albuquerque, New Mexico 87113

Re: Earthwork on Property Near Coors and Quail, N.W.

Dear Mr. Mortensen:

Pursuant to your request, I have spoken with Mr. Manuel Gocolay concerning your need to perform certain earthwork on your Coors site which will require construction equipment to run across the adjacent Gocolay property and certain grading of fill dirt into the adjacent Gocolay property to a width of no more than 10' along the adjoining boundary line. Mr. Gocolay has authorized me pursuant to the power of attorney which I hold to approve such construction and grading, provided that the Gocolay property is not damaged for development purposes and no mechanics or materialmen's liens are placed upon the Gocolay property as a result of such construction and grading.

Hopefully, the foregoing will assist you in moving forward with your development. If we can help you further, please feel free to call.

Sincerely,

HATCH, ALLEN & SHEPHERD, P.A.

By: Stanley N. Hatch
Stanley N. Hatch

SNH:kjm

cc: Mr. Kevin Georges (via Fax and First Class Mail) ✓

JUN 25 1996

DRAINAGE INFORMATION

PROJECT TITLE: Jiffy Lube Retail Facility ZONE ATLAS/DRNG. FILE #: H-11 / 1453

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

LEGAL DESCRIPTION: Tract A-26- A2B, Town of Atrisco Grant,

CITY ADDRESS: N/A

ENGINEERING FIRM: Chavez-Grieves

CONTACT: Joe Kelley, P.E.

ADDRESS: 5639 Jefferson NE

PHONE: 344-4080

OWNER: Oilwell Properties Inc.

CONTACT: Kieth Mortensen

ADDRESS: 2915 Coors Road NW

PHONE: 345-7066

ARCHITECT: Kevin Georges & Asso.

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ADDRESS: 127 Jefferson St. NE

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SURVEYOR: Surv-Tek, Russ Hugg

CONTACT: Russ Hugg

ADDRESS: 5643 Paradise Blvd NW

PHONE: 897-3366

CONTRACTOR: N/A

CONTACT: _____

ADDRESS: _____

PHONE: _____

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

PRE-DESIGN MEETING:

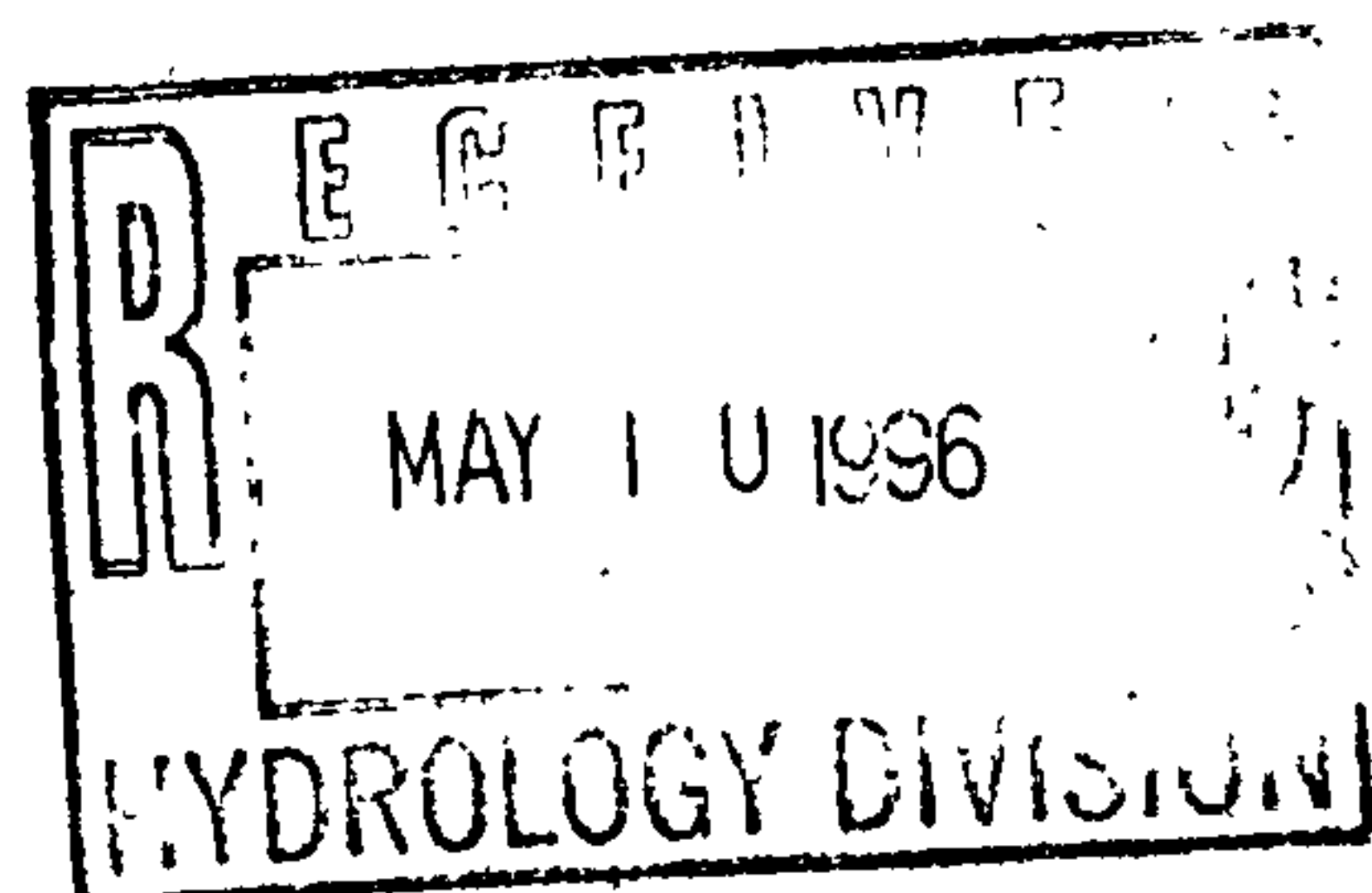
- ☐ YES
- ☒ NO
- ☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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- ☒ GRADING PERMIT APPROVAL
- ☒ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: May 8, 1996

BY: Craig Hagelgantz E.I.



CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

5639 Jefferson Street NE, Albuquerque, New Mexico 87109

Phone (505) 344-4080 - Fax (505) 343-8759

LETTER OF TRANSMITTAL

TO: C.O.A. HYDROLOGY

FROM: CRAIG HAGELGANTZ

DATE: June 24, 1996

PROJECT: JIFFY LUBE COORS/QUAIL

PROJECT NO.: GO4-149-5194

We are sending you X attached under separate cover, the following items:

<input type="checkbox"/> SHOP DRAWINGS	<input type="checkbox"/> PLANS	<input type="checkbox"/> SPECIFICATIONS	<input type="checkbox"/> DISKETTE
<input type="checkbox"/> CHANGE ORDER	<input checked="" type="checkbox"/> PRINTS	<input type="checkbox"/> CALCULATIONS	<input type="checkbox"/> _____
<input checked="" type="checkbox"/> COPY OF LETTER	<input type="checkbox"/> SAMPLES	<input type="checkbox"/> REPORT	<input type="checkbox"/> _____

<u>COPIES</u>	<u>DATE</u>	<u>NO.</u>	<u>DESCRIPTION</u>
2	6/24/96	C4	NOTES SHEET
2	6/24/96	C5	GRADING & DRAINAGE PLAN

These are transmitted as checked below:

<input type="checkbox"/> FOR YOUR USE	<input checked="" type="checkbox"/> FOR REVIEW & COMMENT
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> RETURNED AFTER LOAN TO US
<input type="checkbox"/> PLEASE CORRECT AND RESUBMIT	<input type="checkbox"/> SUBMIT <u> </u> COPIES FOR DISTRIBUTION
<input type="checkbox"/> RESUBMITTAL IS NOT REQUIRED	<input type="checkbox"/> RETURN <u> </u> CORRECTED PRINTS
CORRECTIONS, IF ANY, ARE NOTED	<input type="checkbox"/> _____

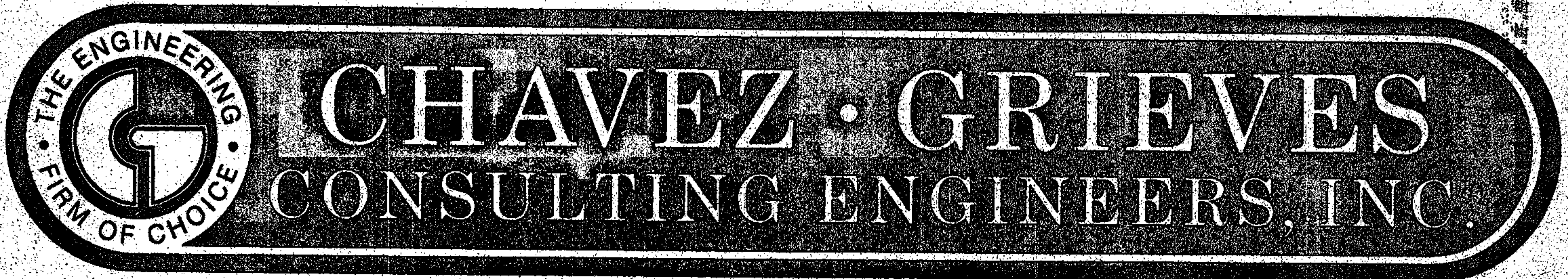
Remarks

JUN 25 1996

Send:	<input type="checkbox"/> Fax	<input type="checkbox"/> Mail	<input checked="" type="checkbox"/> Runner	<input type="checkbox"/> Call for pick-up	<input type="checkbox"/> Other _____
Copy:	<input type="checkbox"/> Client	<input type="checkbox"/> Owner	<input type="checkbox"/> Contractor	<input checked="" type="checkbox"/> File	<input type="checkbox"/> Other _____

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE.

PMM 6.E.



5639 JEFFERSON STREET NE • ALBUQUERQUE, NEW MEXICO 87109 • PHONE (505) 344-4080 • FAX (505) 343-8759
June 19, 1996

Mr. Bernie J. Montoya, CE
City of Albuquerque
Public Works Department
P.O. Box 1293
Albuquerque, NM 87103

**RE: RESUBMITTAL OF DRAINAGE PLAN FOR
JIFFY LUBE RETAIL FACILITY (H11-D53)
C&G PROJECT NUMBER: G04-149-5196**

Dear Mr. Montoya:

Transmitted herewith for review and approval is a Grading and Drainage Plan, revised per your comments dated 06/11/96. Your comments are addressed as follows:

1. Concurrence, from the adjacent property owner, to perform proposed grading is included with this submittal.
2. The proposed rundown has a capacity of 15.64 c.f.s. and a entry capacity of 4.00 c.f.s.
3. The proposed work in the right-of-way has been coordinated and approved by Art Kelly with Traffic. Also Billy Golsby with DRC has agreed that a S.O. 19 will only be required for the proposed asphalt improvements with in the right-of-way. (a Work Order is not required)
4. The sign-off block from the S.O. 19 format has been added to the plan drawings.

If you have any questions or wish to discuss this in more detail, please call me.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Craig Hagelgantz, E.I.

Enclosures

JUN 25 1996

VERBAL: 8/2/96 OK For B.P.

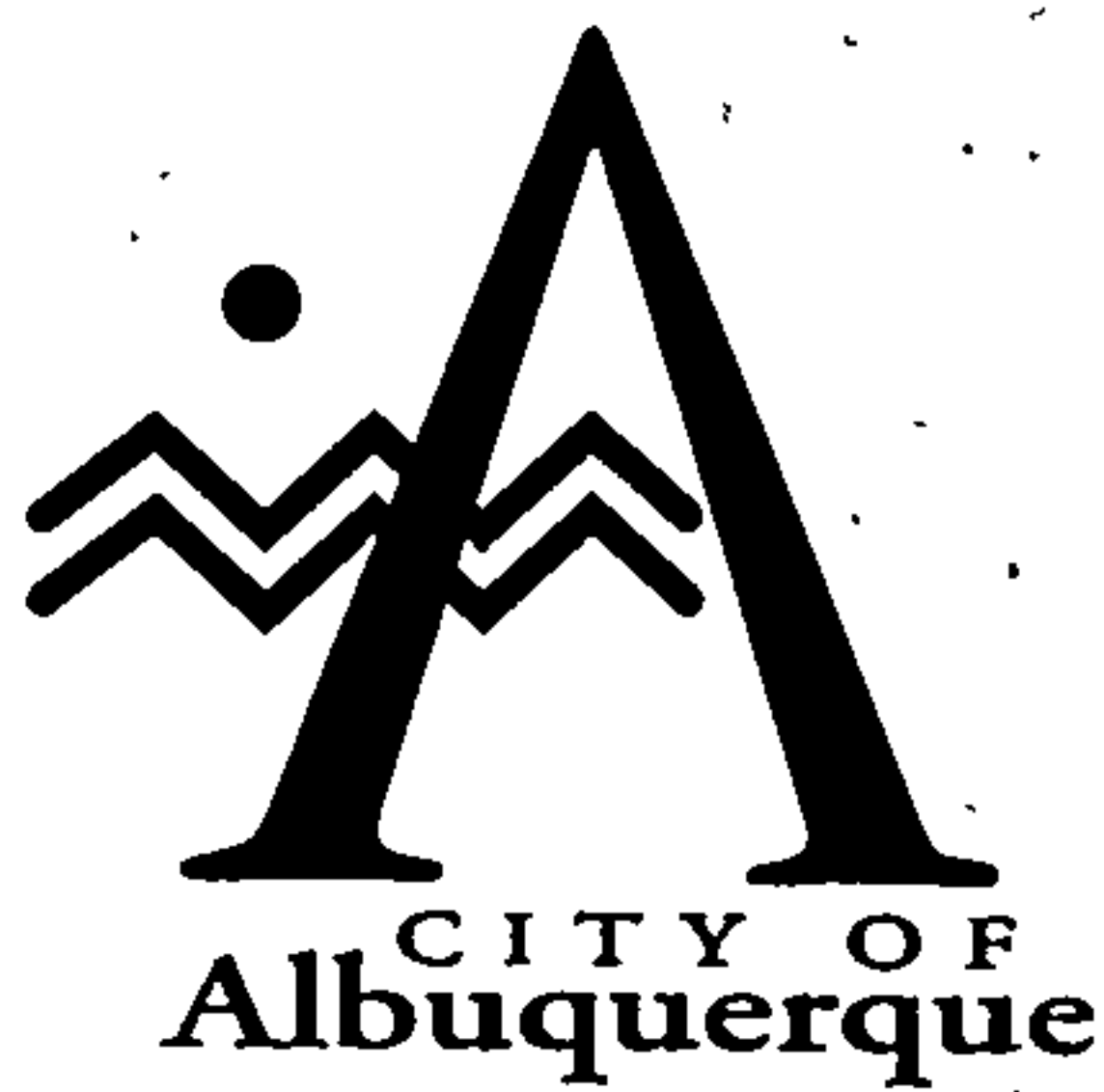
H11-D53

Bm

Bernie, I need a letter if this is approved. Verbal is just for the ones that are not approved.

The original plan was approved
I needed what he submitted to release the
B.P.

Resubmittal 7/30/96 -



June 11, 1996

Martin J. Chávez, Mayor

Joe Kelley
Chavez-Grievess Consulting Engineers, Inc.
5639 Jefferson St. NE
Albuquerque, NM 87109

RE: DRAINAGE PLAN FOR JIFFY LUBE RETAIL FACILITY (H11-D53)
ENGINEER'S STAMP DATED 5/8/96.

Dear Mr. Kelley:

Based on the information provided on your May 10, 1996 submittal, listed you will find certain concerns that will need to be addressed prior to final approval:

1. Your plan drawing indicates proposed grading into Tract A-26-A2A. Concurrence from the adjacent property owner will be required.
2. Capacity of the proposed run down. Entry capacity will also be required.
3. Any work proposed within the Right-of-Way will need to be coordinated with Traffic and DRC. (mostly the exits and entrances).
4. Sign-off block from the S.O. 19 format needed on the plan drawing, unless it is part of the Work Order.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE
Engineering Associate

BJM/dl

c: Andrew Garcia

File

Good for You, Albuquerque!

