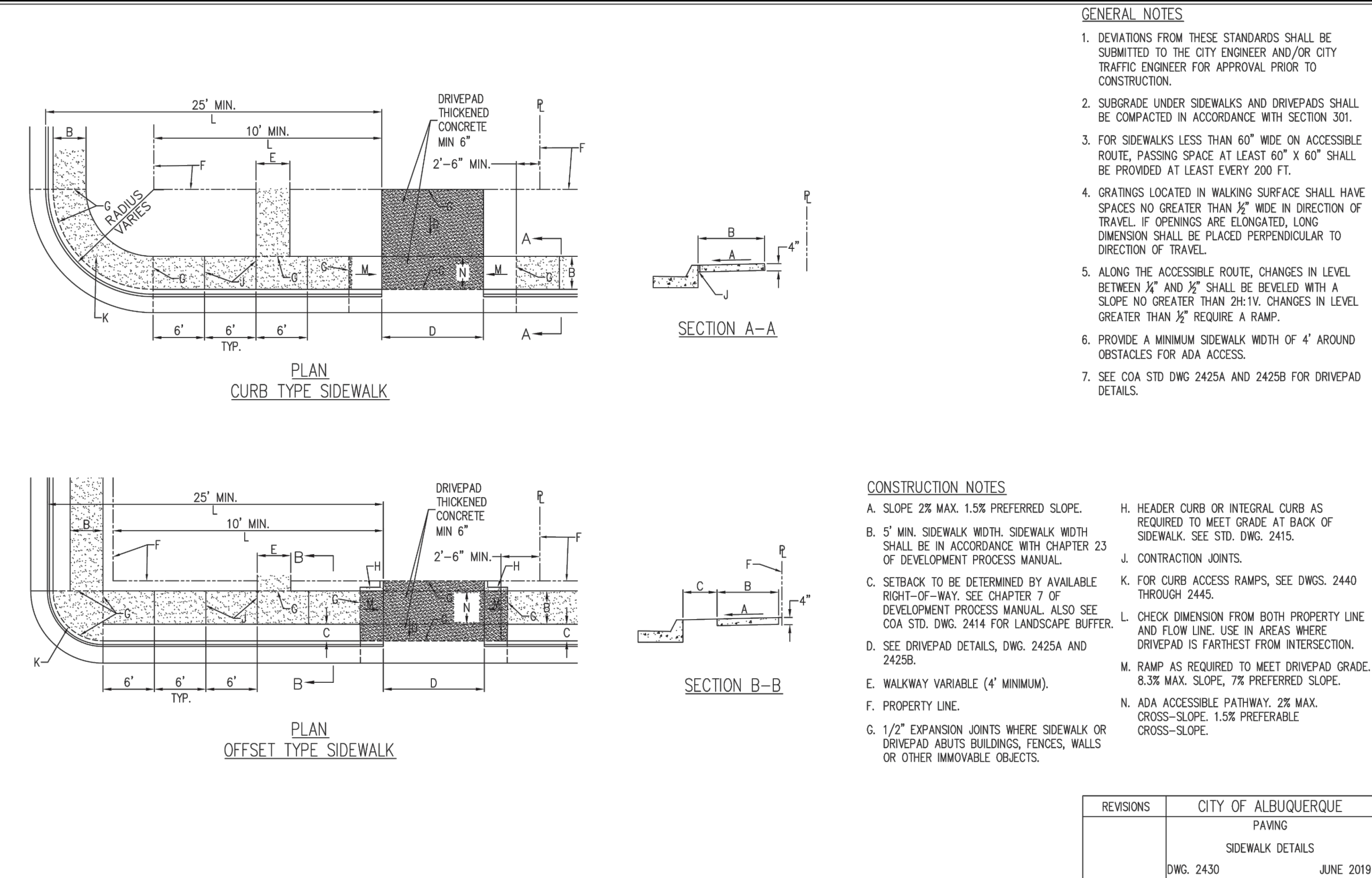


DRAWING LOCATION: P:\2020\23248.D\DRAWINGS\DESIGN\WORKING\23248-CS.DWG -- SAVED BY: MTI-KOUPSON

© 2022 CEI ENGINEERING ASSOCIATES, INC.



## Flip-Top Fiberglass Enclosures

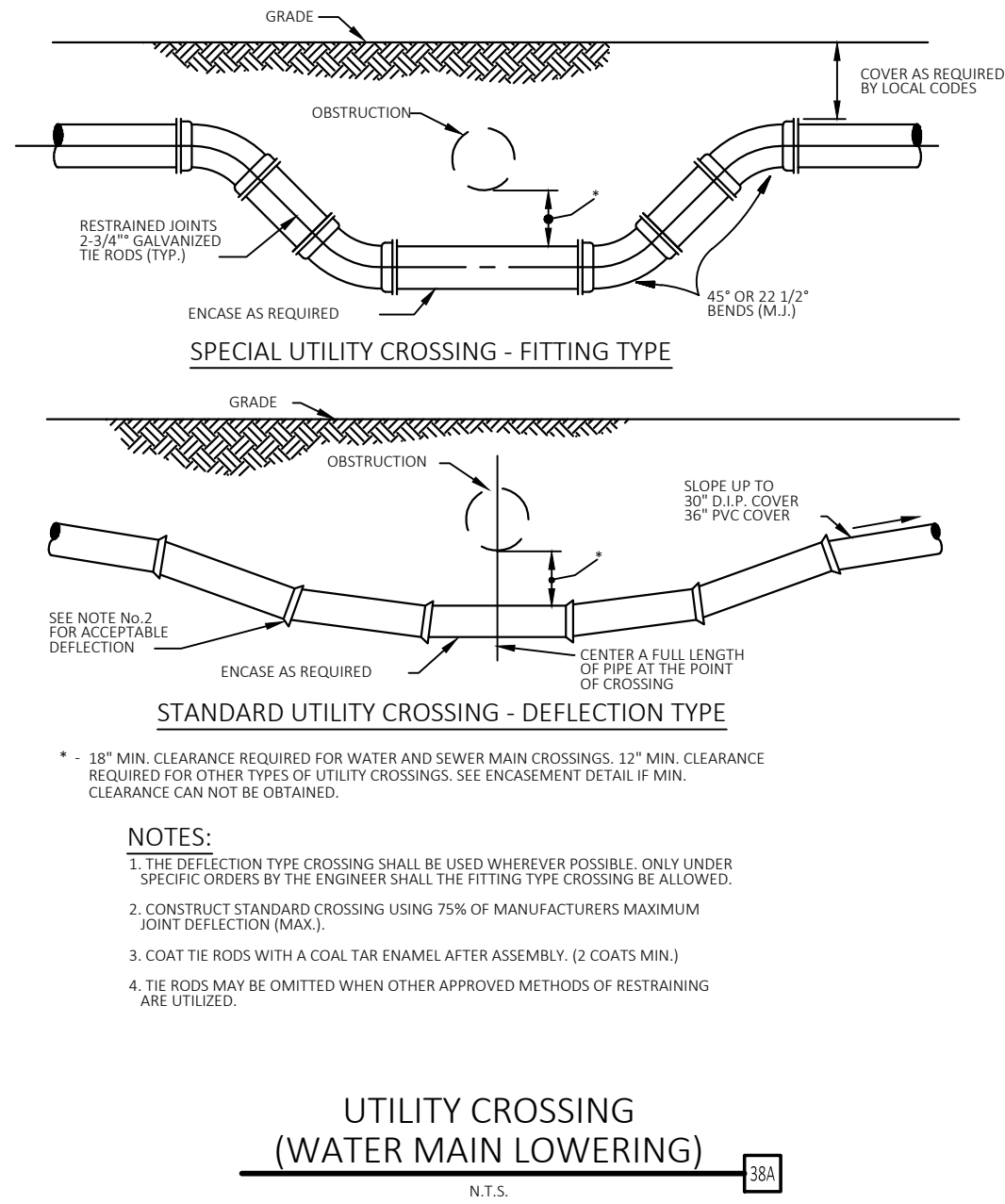
- **Easy Maintenance Access** - Flip top lid design provides quick access.
- **Weatherproof & Vandal Resistance** - Overlapping lid seam design helps keep vandals and mother nature out. Also includes a lockable top and steel anchors (padlocks are not included).
- **Durable & Corrosion Resistant** - Reinforced fiberglass with a smooth, UV resistant gelcoat provides a corrosion proof finish that both looks good and stands up to the elements.
- **Superior Freeze Protection** - Wall-mounted heater or self-regulating heat trace tape provides freeze protection.
- **Peace of Mind** - ASSE 1060 certification ensures that requirements for structural strength, drainage capacity, material construction, equipment access, and functional design are met.

**Note:** Standard fiberglass color is beige (optional colors are available-see page 49 for details). Also available as uninsulated enclosures (see page 35).

For unheated units, replace the "H" in the part# with an "L". Pad size=inside Dimensions + 12".

Catalog Part Number	Model Number	Inside Width (in)	Inside Length (in)	Inside Height (in)	Heater(s)	Glass Pad	Weight #
HFO101019022	HB.75	10	18	23	30W	GG019027005	28
HFO13027023	HB1	13	26	23	60W	GG021035005	32
HFO13027035	HB1T	13	26	36	60W	GG021035005	57
HFO13039028	HB2	13	38	29	90W	GG021047005	54
HFO13039036	HB2T	12	39	36	90W	GG021047005	65
HFO13047028	HB2S	10	44	28	90W	N/A	64
HFO13047036	HB2ST	13	47	36	90W	N/A	98
HFO21033025	HB1.5	21	33	25	60W	GG029042005	55
HFO25039028	HB2-D	25	39	28	(2) 90W	N/A	124
HFO25039036	HB2-DT	25	39	36	(2) 90W	N/A	148
HFO25047028	HB2-D.S	25	47	28	(2) 90W	N/A	139
HFO25047036	HB2-D.ST	25	47	36	(2) 90W	N/A	168
HFO26070045	HB3N	27	70	46	1000W	N/A	241
HFO26070055	HB3E	26	70	55	1500W	N/A	322
HFO26083045	HB3NS	26	83	45	1500W	N/A	308
HFO26083055	HB3ES	26	83	55	1500W	N/A	374
HLO35045035	HB3000	35	44	35	1000W	N/A	170
HLO44053044	HB4000	44	53	45	1000W	N/A	251
HLO52061052	HB5000	52	61	51	1500W	N/A	320

For unheated units, replace the "H" in the part# with an "L". Pad size=inside Dimensions + 12".



RESTAURANT DEPOT

1901 MENAUL BLVD NE

ALBUQUERQUE, NEW MEXICO

PROFESSIONAL OF RECORD	JDG
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	8/23/2022
REVISION	REV-0

DETAIL SHEET 6

SHEET TITLE

SHEET NUMBER

C7.5



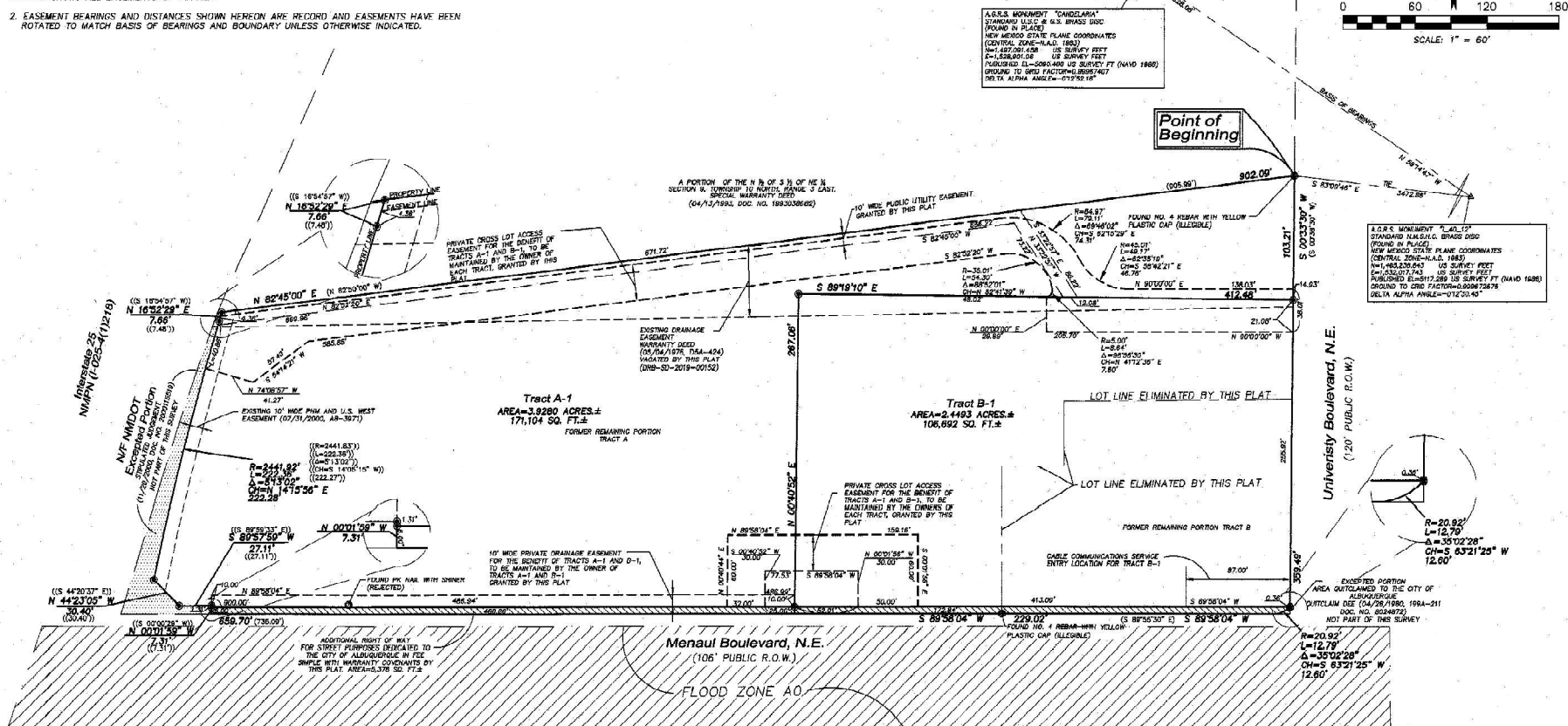
# Drainage Facilities and/or Detention Areas Maintained by Lot Owner


AREAS DESIGNATED ON THE ACCOMPANYING PLAT AS "DRAINAGE EASEMENTS" ARE HEREBY DEDICATED BY THE OWNER AS A PERPETUAL EASEMENT FOR THE COMMON USE AND BENEFIT OF THE VARIOUS LOTS WITHIN THE SUBDIVISIONS FOR THE PURPOSE OF PERMITTING THE CONVEYANCE OF STORM WATER RUNOFF AND THE CONSTRUCTING AND MAINTAINING OF DRAINAGE FACILITIES IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN EASEMENT AREA WITHOUT APPROVAL OF THE CITY ENGINEER OF THE CITY OF ALBUQUERQUE. THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT AREA WITHOUT THE APPROVAL OF THE CITY ENGINEER. IT SHALL BE THE DUTY OF THE LOT OWNERS OF THIS SUBDIVISION TO MAINTAIN SAID DRAINAGE EASEMENT AND FACILITIES AT THEIR COST IN ACCORDANCE WITH STANDARDS PRESCRIBED BY THE CITY OF ALBUQUERQUE. THE CITY SHALL HAVE THE RIGHT TO ENTER PERIODICALLY TO INSPECT THE FACILITIES. IN THE EVENT SAID LOT OWNERS FAIL TO ADEQUATELY AND PROPERLY MAINTAIN DRAINAGE EASEMENT AND FACILITIES, AT ANY TIME FOLLOWING FIFTY (50) DAYS WRITTEN NOTICE TO SAID LOT OWNERS, THE CITY MAY ENTER UPON SAID AREA, PERFORM SAID MAINTENANCE, AND THE COST OF PERFORMING SAID MAINTENANCE SHALL BE PAID BY THE CITY. IN THE EVENT SAID LOT OWNERS FAIL TO MAINTAIN SAID FACILITIES, IN THE EVENT LOT OWNERS FAIL TO PAY THE COST OF MAINTENANCE WITHIN THIRTY (30) DAYS AFTER DEMAND FOR PAYMENT MADE BY THE CITY, THE CITY MAY FILE A LIEN AGAINST ALL LOTS IN THE SUBDIVISION FOR WHICH PROPORTIONATE PAYMENT HAS NOT BEEN MADE. THE OBLIGATIONS IMPOSED HEREIN SHALL BE BINDING UPON THE OWNER, HIS HEIRS, AND ASSIGNS AND SHALL RUN WITH ALL LOTS WITHIN THIS SUBDIVISION.

THE GRANTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS, THE CITY, ITS OFFICIALS, AGENTS AND EMPLOYEES FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, SUITS, OR PROCEEDINGS OF ANY KIND BROUGHT AGAINST SAID PARTIES FOR OR ON ACCOUNT OF ANY MATTER ARISING FROM THE DRAINAGE FACILITY PROVIDED FOR HEREIN OR THE GRANTOR'S FAILURE TO CONSTRUCT, MAINTAIN, OR MODIFY SAID DRAINAGE FACILITY.

## Notes:

1. PLAT SHOWS ALL EASEMENTS OF RECORD.
2. EASEMENT BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND EASEMENTS HAVE BEEN ROTATED TO MATCH BASIS OF BEARINGS AND BOUNDARY UNLESS OTHERWISE INDICATED.



COORDINATE AND DIMENSION INFORMATION				PLSS INFORMATION				PROPERTY INFORMATION				PROJECT INFORMATION							
STATE PLANE ZONE		GRID		TYPE		LAND GRANT		PROPERTY OWNER		<div> <b>PRECISION</b> SURVEYS, INC.</div>		<div>OFFICE LOCATION: 9200 Ben Mateson Boulevard, NE Albuquerque, NM 87113  505.256.5700 PHONE 505.256.7900 FAX</div>		CREW/TECH:		DATE OF SURVEY			
NM-C		GRID		STANDARD		TOWN OF ALBUQUERQUE GRANT		THE TRUCK STOP PLAZA, LLC.						MT		10/1-2/2018			
HORIZONTAL DATUM		VERTICAL DATUM		ROTATION ANGLE		SECTION		TOWNSHIP						RANGE		MERIDIAN		SUBDIVISION NAME	
NAD83		NAVD88		0° 00' 00.00"		9		10 NORTH						3 EAST		NMPM		TRUCK STOP PLAZA	
CONTROL USED: ALBUQUERQUE GEODETIC REFERENCE SYSTEM				BASE POINT FOR BEARING AND/OR ROTATION				CITY		COUNTY		STATE		UPC		DRAWN BY:		CHECKED BY:	
GRID TO GROUND: 1.000326784 GROUND TO GRID: 0.999673215				BEARING ANNOTATION: NO				ALBUQUERQUE		BERNALILLO		NM		101506942129310108		JK		LM	
														PSI JOB NO.		SHEET NUMBER			
														18-1144P		2 OF 2			

2019C-122

(2)

## Misty Thompson

---

**From:** Joel E. Hays  
**Sent:** Wednesday, August 24, 2022 2:11 PM  
**To:** Misty Thompson  
**Subject:** FW: [EXTERNAL] 1901 Menaul Blvd sealed plans

Print and file.

**JOEL HAYS**  
PROJECT MANAGER  
469.512.3778

---

**From:** Thompson, Keith, NMDOT <Keith.Thompson@state.nm.us>  
**Sent:** Friday, August 12, 2022 3:23 PM  
**To:** Joel E. Hays <jhays@ceieng.com>; Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>; Suazo, Israel , NMDOT <Israel.Suazo@state.nm.us>  
**Cc:** Stephanie Mallory <smallory@jetrord.com>; David Fellenstein <Dfellenstein@adaarchitects.com>; Brad J. Downum <bdownum@ceieng.com>; Natasha R. Ruiz <nruiz@ceieng.com>; Lytle, Barry, NMDOT <Barry.Lytle@state.nm.us>; Trujillo, Timothy R, NMDOT <TimothyR.Trujillo@state.nm.us>  
**Subject:** RE: [EXTERNAL] 1901 Menaul Blvd sealed plans

Good afternoon Joel.

There are no further comments regarding the Restaurant Depot development at 1901 Menaul Blvd. NE.

Please coordinate with NMDOT District 3 Permit Agent Israel Suazo for any permitting requirements.

Thank you.

**Keith Thompson, P.E.**  
NMDOT – District 3 Engineering Support  
Cell: (505) 490-3752

---

**From:** Joel E. Hays <jhays@ceieng.com>  
**Sent:** Friday, August 12, 2022 10:35 AM  
**To:** Thompson, Keith, NMDOT <Keith.Thompson@state.nm.us>; Haynes, Margaret, NMDOT <Margaret.Haynes@state.nm.us>  
**Cc:** Stephanie Mallory <smallory@jetrord.com>; David Fellenstein <Dfellenstein@adaarchitects.com>; Brad J. Downum <bdownum@ceieng.com>; Natasha R. Ruiz <nruiz@ceieng.com>  
**Subject:** [EXTERNAL] 1901 Menaul Blvd sealed plans

CAUTION: This email originated outside of our organization. Exercise caution prior to clicking on links or opening attachments.

Keith and Margaret,

Please see the attached plans sealed and signed as approved.

Contact me if you have any comments or concerns.

Thanks and have a great weekend.



**JOEL HAYS**  
*Project Manager*

**DALLAS, TX**  
Office: 972.488.3737 | Cell: 469.512.3778  
ceieng.com

---

**CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING**

Bentonville | Dallas | Fresno | Houston | Jacksonville | Minneapolis  
Nashville | Oklahoma City | Philadelphia | Phoenix

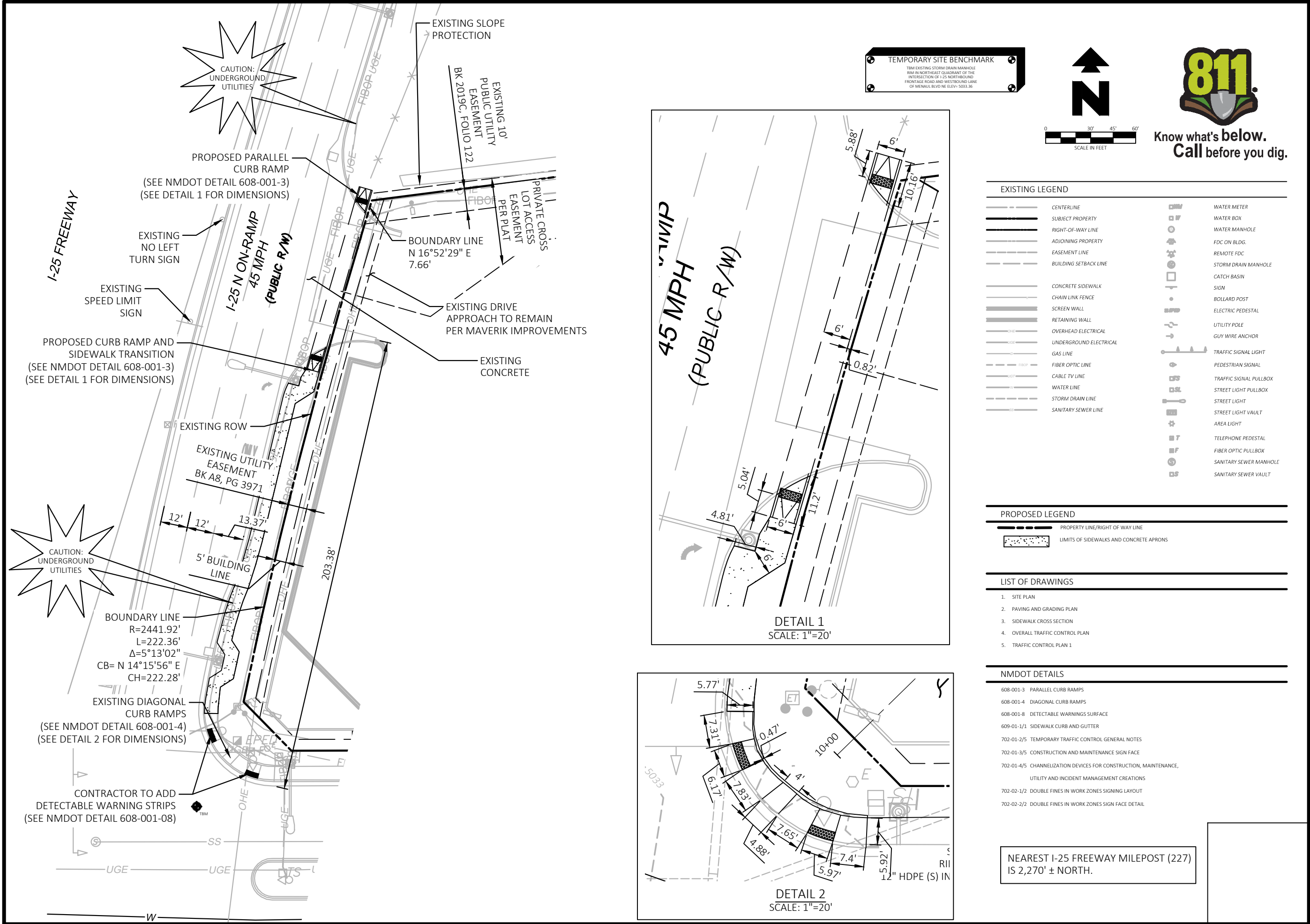
## **Disclaimer**

The information above is considered confidential. It is intended solely for you.

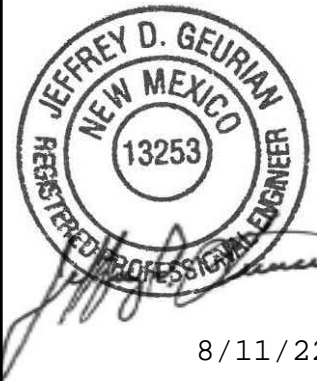
If you have received this email in error, please note that any disclosure, copying, distribution or action in relation to the contents of this information is strictly prohibited and may be unlawful. If you are not the intended recipient, please advise the sender immediately at 1.800.433.4173, or reply to this email and then delete. We sincerely appreciate your assistance.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

DRAWING LOCATION - P:\32000\32348\0\PERMITTING\2022-04-26 NMDOT\32348 NMDOT BASE.DWG -- SAVED BY -- MTHOMPSON



CEI ENGINEERING ASSOCIATES, INC.  
3108 SW REGENCY PKWY  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844



8/11/22

RESTAURANT DEPOT

1901 MENAUL BLVD NE  
ALBUQUERQUE, NEW MEXICO

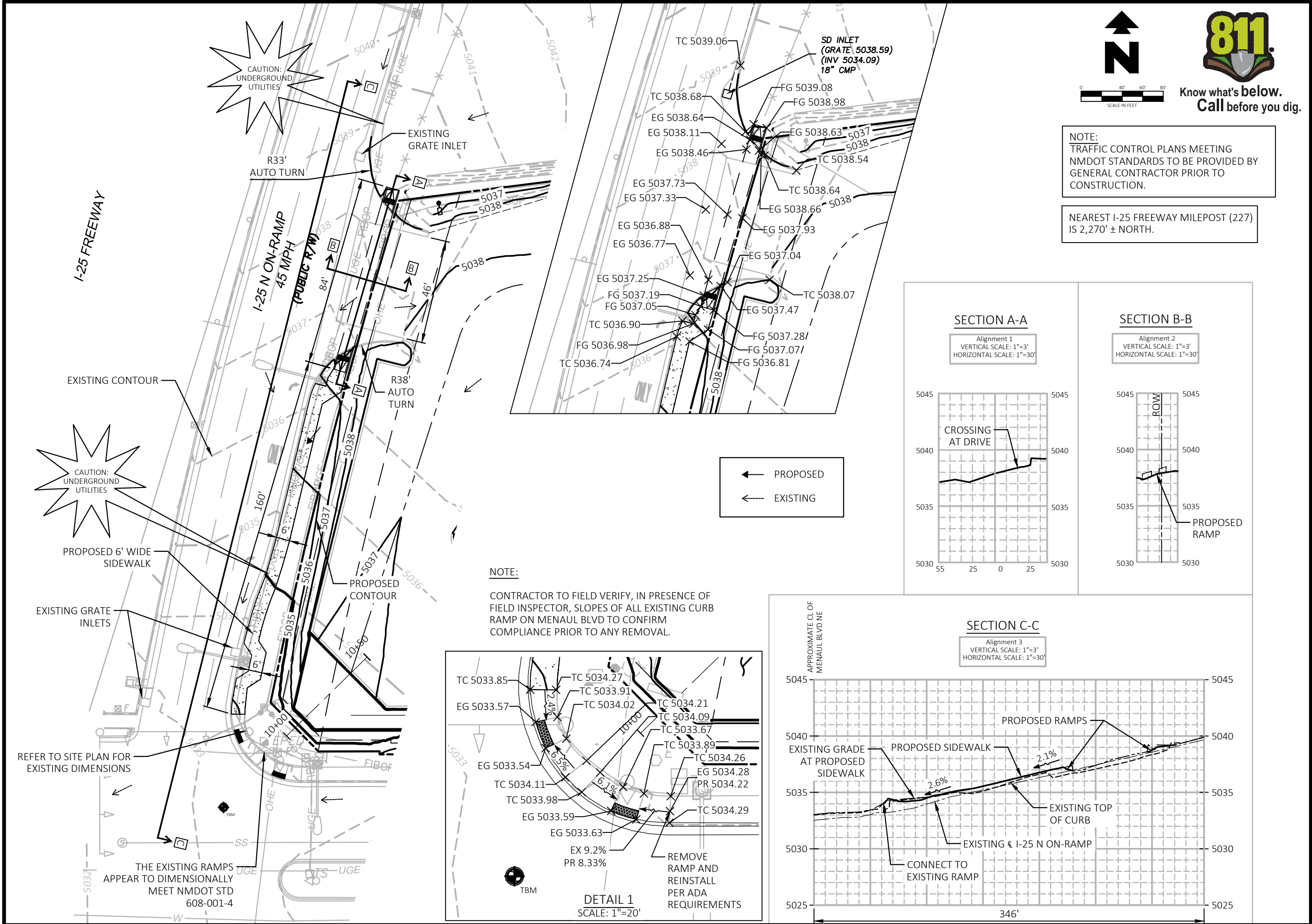
PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	8/9/2022
REVISION	REV-1

SITE PLAN

SHEET TITLE  
SHEET NUMBER

1

DRAWING LOCATION - P:\32000\32348.0\PERMITTING\2022-04-26 NMDOT\32348 NMDOT BASE.DWG -- SAVED BY - MTHOMPSON



**CEI**  
**Solutions for Land and Life**

CEI ENGINEERING ASSOCIATES, INC.  
3108 SW REGENCY PKWY  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844

JEFFREY D. GEURIAN  
NEW MEXICO  
REGISTERED PROFESSIONAL ENGINEER  
13253

8/11/22

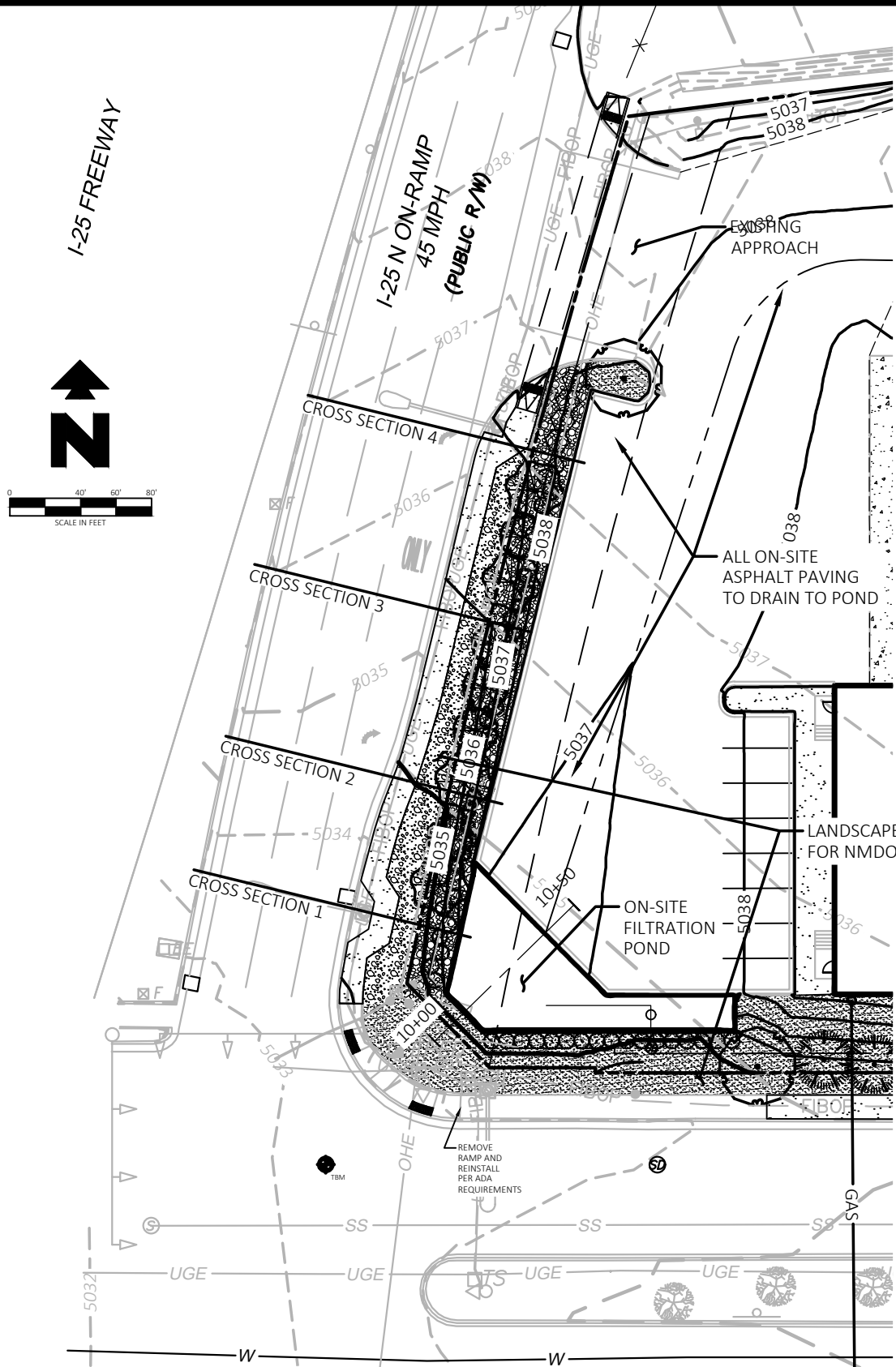
RESTAURANT DEPOT  
1901 MENAUL BLVD NE  
ALBUQUERQUE, NEW MEXICO

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	8/9/2022
REVISION	REV-1

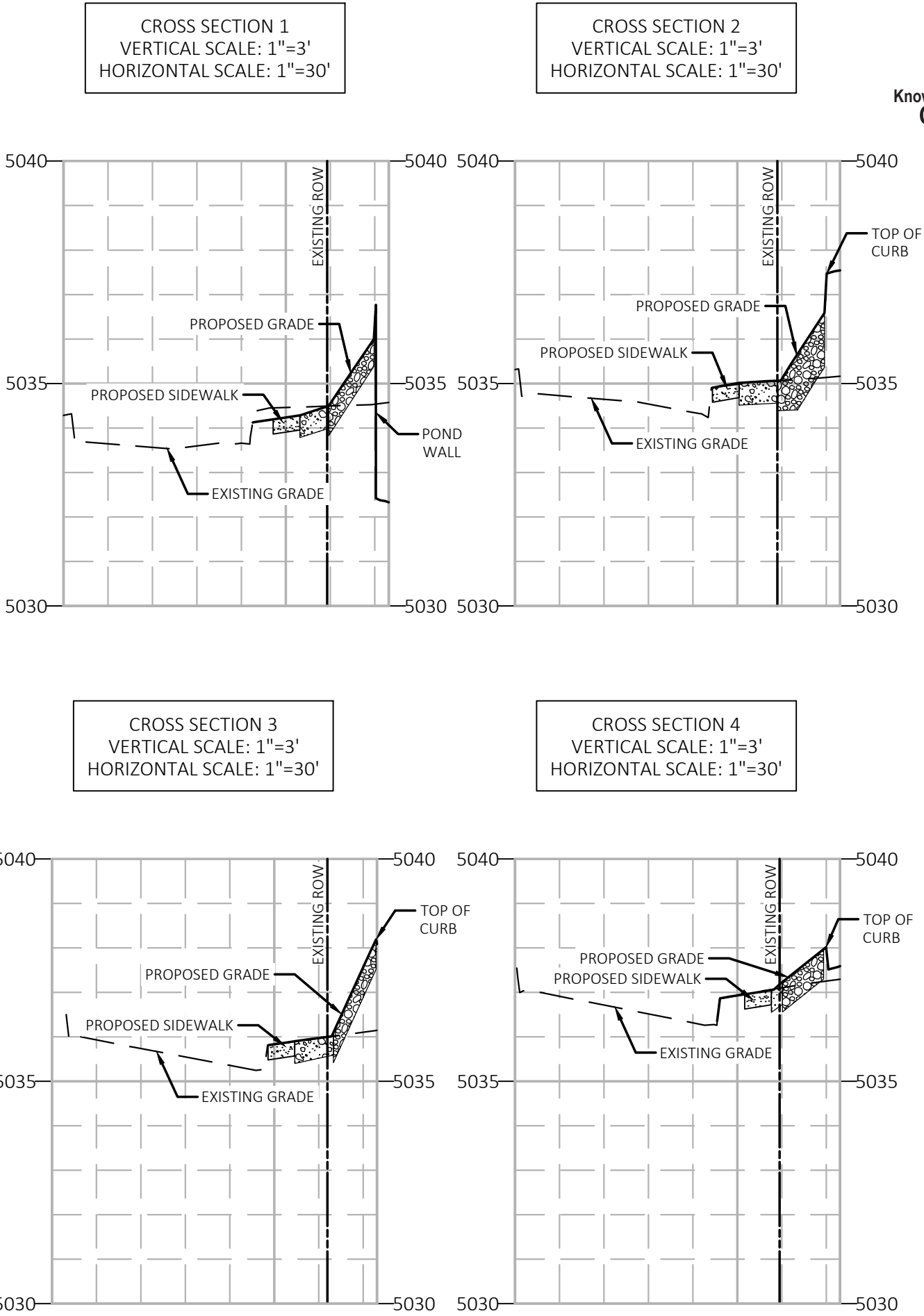
PAVING AND GRADING PLAN

SHEET TITLE  
SHEET NUMBER

2



REFERENCE NOTES SCHEDULE		
	ROCK	
SYMBOL	DESCRIPTION	QTY
	2" - 4" DIA. RIP RAP ROCK. COLOR: BROWN/TAN. 6" DEPTH	2,638 SF
	3/4" - 1.5" DIA. DECOMPOSED GRANITE MULCH, WASHED. COLOR: BROWN/TAN. 3" DEPTH	22,985 SF
	4"-6" DIA. RIP RAP ROCK. COLOR: BROWN/TAN 8" DEPTH	1,598 SF



Know what's below.  
Call before you dig.



CEI ENGINEERING ASSOCIATES, INC.  
3108 SW REGENCY PKWY  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844



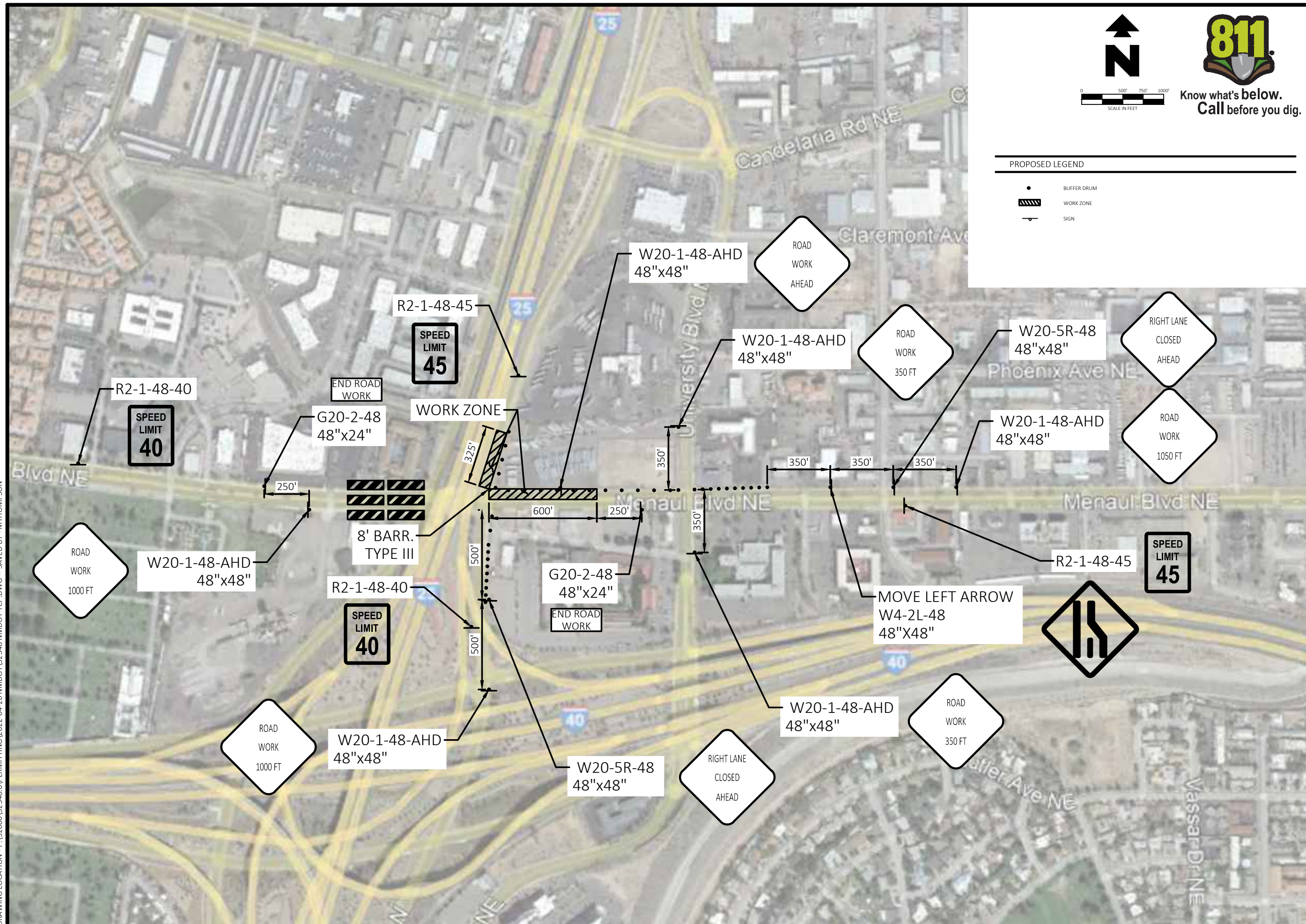
RESTAURANT DEPOT  
1901 MENAUL BLVD NE  
ALBUQUERQUE, NEW MEXICO

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	8/9/2022
REVISION	REV-1

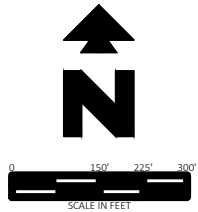
SIDEWALK CROSS  
SECTIONS

SHEET TITLE  
SHEET NUMBER

3



DRAWING LOCATION - P:\32000\32348.0\PERMITTING\2022-04-26 NMDOT\32348 NMDOT TCP.DWG -- SAVED BY - MTHOMPSON



Know what's below.  
Call before you dig.

PROPOSED LEGEND

-  BUFFER DRUM
-  WORK ZONE
-  SIGN



CEI ENGINEERING ASSOCIATES, INC.  
3108 SW REGENCY PKWY  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844



RESTAURANT DEPOT

1901 MENAUL BLVD NE  
ALBUQUERQUE, NEW MEXICO

PROFESSIONAL OF RECORD	POR
PROJECT MANAGER	JEH
DESIGNER	HMK/MDT
CEI PROJECT NUMBER	32348
DATE	7/5/2022
REVISION	REV-1

TRAFFIC CONTROL  
PLAN 1

SHEET TITLE

SHEET NUMBER

5



CITY OF ALBUQUERQUE  
OFFICE OF ADMINISTRATIVE HEARINGS  
ZONING HEARING EXAMINER  
NOTIFICATION OF DECISION

JMDH Real Estate of Albuquerque, LLC (Agent, David Fellenstein-ADA Architects, Inc.) request a variance of 25 ft to the required 25 ft landscape buffer for Lot A-1, Truck Stop Plaza, located at 1901 Menaul BLVD NE, zoned NR-LM [Section 14-16-5-6(E)]

Special Exception No:..... **VA-2022-00077**  
Project No: ..... **Project#2019-002751**  
Hearing Date: ..... 05-17-22  
Closing of Public Record: ..... 05-17-22  
Date of Decision: ..... 06-01-22

On the 17th day of May, 2022, David Fellenstein-ADA Architects, Inc., agent for property owner JMDH Real Estate of Albuquerque, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 25 ft to the required 25 ft landscape buffer (“Application”) upon the real property located at 1901 Menaul BLVD NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

**FINDINGS:**

1. Applicant is requesting a variance of 25 ft to the required 25 ft landscape buffer.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(3)(a) (Variance-Review and Decision Criteria) reads: “... *an application for a Variance-ZHE shall be approved if it meets all of the following criteria:*
  - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
  - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
  - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
  - (4) *The Variance will not materially undermine the intent and purpose of the IDO or the applicable zone district.*
  - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*”
3. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
4. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).

5. Agent and Applicant appeared and gave evidence in support of the Application.
6. All property owners within 100 feet of the subject property and the affected neighborhood association were notified.
7. The subject property is currently zoned NR-LM.
8. Based on evidence submitted by or on behalf of Applicant, it appears that there are special circumstances applicable to the Subject Property that are not self-imposed and that do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-6-6(N)(3)(a)(1). Specifically, Applicant testified and provided written evidence that, the Subject Property has special circumstances because of its location in relation to major thoroughfares, accessways and adjacent properties based on historic development, as well as the shape and orientation of the Subject Property, which give rise to the need for this request. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably located and articulated proposed use that otherwise would be in compliance with the IDO.
9. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the wall in a manner that is consistent with the IDO and the Development Process Manual (DPM).
10. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3). Specifically, the proposal is designed to facilitate a site design that orients access appropriately, thus minimizing traffic conflicts and impacts to the roadway network. The proposed development has been planned in coordination with neighboring sites as a cohesive redevelopment. Sufficient buffers already exist or will be provided in relation to any protected uses.
11. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4). Specifically, Applicant presented evidence that the intent of IDO will still be met in that the subject site will be in harmony with the underlying zone district and the area, and the proposed variance would merely allow for reasonable useability of the site, while maintaining appropriate buffers.
12. Based on evidence submitted by or on behalf of Applicant, the variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5). Specifically, Applicant submitted evidence that any smaller variance would be ineffective to provide for the useability of the site. Thus, the applicant is not requesting more than what is minimally necessary for a variance.
13. City Transportation submitted a report stating no objection.
14. The proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
15. The Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a variance of 25 ft to the required 25 ft landscape buffer.

APPEAL:

If you wish to appeal this decision, you must do so by June 16, 2022 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



---

Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
David Fellenstein, [Dfellenstein@adaarchitects.cc](mailto:Dfellenstein@adaarchitects.cc)  
Natasha Ruiz, [nruiz@ceieng.com](mailto:nruiz@ceieng.com)  
Joel E. Hays, [jhays@ceieng.com](mailto:jhays@ceieng.com)