H17/D17

Bond Paint Co. Addition

1 Plan

107-2

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

RECEIVED

OCT 05 1982

ENGINEERING

DRAINAGE REPORT INFORMATION SHEET

PROJECT TITLE: BOND PAINT COMPANY ADDITION

ZONE ATLAS PAGE NO. H-17-017 CITY ADDRESS 2512 GRACELAND NE.

LEGAL ADDRESS LOTS 15&16, BLOCK 9, TIMOTEO CHAVEZ ADDN.

ENGINEERING FIRM TOM MANN & ASSOC. CONTACT J. MORTENSEN

ADDRESS 811 DALLAS NE PHONE 265-5611

OWNER BOND PAINT CO. CONTACT RON ASHCRAFT

ADDRESS 2512 GRACELAND NE PHONE 265-7728

ARCHITECT/~~SURVEYOR~~ JOHN VANDERPOL CONTACT JOHN. VANDERPOL

ADDRESS 2539-B WYOMING NE PHONE 298-7328

DATE SUBMITTED OCT. 4, 1982

BY JEFFREY G. MORTENSEN

ATTN: BRIAN BURNETT

- ALLEY GRADES TO BE ESTABLISHED BY CITY DESIGN SECTION, PROJECT # 1560.
- ATTACHED ARE PRE-DESIGN CONF. MINUTES.
- PLEASE CALL IF YOU HAVE ANY QUESTIONS.
- ATTACHED ARE 2- PRINTS.

Jeffrey G. Mortenson

xc: RON ASHCRAFT
JOHN VANDERPOL

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

H17 - D17

October 21, 1982

Mr. Jeff Mortensen
Tom Mann & Associates
811 Dallas N.E.
Albuquerque, N.M. 87110

RE: BOND PAINT COMPANY ADDITION DRAINAGE PLAN

Dear Jeff:

The referenced plan is in compliance with the criteria outlined in the pre-design conference.

Since the alley is an integral part of the drainage scheme (i.e., transporting runoff to Prospect Ave.), a certificate of occupancy will not be issued until the alley is paved.

I will forward this letter on to Fred Aguirre for Hydrology sign-off.

If you have any questions, please call.

Very truly yours,

Brian G. Burnett

Brian G. Burnett
Civil Engineer/Hydrology

BGB/tsl

H17-D17 Approved Plat
Alley grade
conditional
H17-017

APPLICATION FOR SUBDIVISION

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. All attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 x 14 inches.

1. Applicant's Name: BOND PAINT CO. INC. requests:

X Sketch Plat ____ Preliminary Plat X Final Plat

11/24/82 Date Submitted ____ Date Submitted 11/24/82 Date Submitted

approval of the proposed TIMOTEO CHAVEZ ADDN. Subdivision of

Lot(s): TRACT X Block(s): BLOCK 9

in Subdivision/Addition/MRGCD Map Number: H-17

Located generally: EAST SIDE OF GRACELAND NE BETWEEN MENAUL & PROSPECT; FORMERLY LOTS 15 & 16.

2. Description of the Request:

Number of lots proposed: 1 Total gross acres covered by request: 0.3260

	Proposed Use	Zoning	Total Net Acreage of Use
a.	COMMERCIAL	C-2	0.3260
b.			
c.			
d.			

Other information: ____

DRB-82-254
Case #

3. APPLICANT INFORMATION:

Applicant's Mailing Address: 2512 GRACELAND NE Zip Code: _____

Phone: 888-3737

Agent (if any): TOM MANN & ASSOC Phone: 265-5611

Mailing Address: 811 DALLAS NE Zip Code: 87110

Ownership Interest in Property: N/A

4. REQUIRED ATTACHMENTS IN ACCORDANCE WITH SUBDIVISION ORDINANCE REQUIREMENTS
See Appropriate Checklist(s)

5. Signature of Applicant: Jeffrey G. Mann Date: 11/23/82

If agent is used, attach applicant's authorization to act on the applicant's behalf regarding this request.

****

PLANNING DIVISION INTERNAL USE ONLY

Application Received by: Rec'd Date: 11/24/82

Fee Paid: _____ Method of Payment: _____

Cross References: _____

1 copy each to:
Applicant
Secretary
Graphics

Meeting Date: 11/30/82

Case # S- SC- SC5-

Map Number H-17

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

10713
November 24, 1982

ATTENTION: Development Review Board

RE: Summary Plat of Tract X, Block 9, Timoteo Chavez Addition

We are seeking final approval of the subject plat. As requested by Zoning, we have deleted the lot line between the former Lots 15 and 16. The deletion of this lot line will prohibit the owner or any other subsequent owner from selling one of the lots, thereby leaving a building without parking or parking without a building.

In addition, a drainage report has been prepared for this property and has been reviewed and approved by the Hydrology Section. The building plans are currently circulating at Second and Central for construction review.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Jeffrey G. Mortensen
Project Engineer

JGM:bb

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION

HYDROLOGY SECTION PROJ. NO. H-17 DATE: 9/21/82

PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Bond Paint Addition

ATTENDANCE:	WHO	REPRESENTING
	Tim Mann	Jeff Mortensen
	Brian Burnett	City

FINDINGS:

1. Free discharge allowed if adequate capacity downstream
2. Must investigate alley section for capacity.
3. Alley section must be approved as Design (may need to be constructed from property to Prospect.)
4. Drainage Plan required

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: Brian Burnett
TITLE: CE/Hydrology
DATE: 9/21/82

SIGNED: Jeffrey G Mortensen
TITLE: PROJECT ENGINEER
DATE: 9/21/82