



CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. H18 DATE: 2

PLANNING DIVISION NO. \_\_\_\_\_

CONFERENCE RECAP

SUBJECT: Bellair Shopping Center Tracts A & B —  
NW corner Menaul & Alvarado N.E.

WHO	REPRESENTING
ATTENDANCE: <u>John Armstrong</u>	<u>City</u>
<u>Diane Logan</u>	<u>Geotech Research</u>
_____	_____
_____	_____
_____	_____
_____	_____

FINDINGS:

- ① Drainage Plan Required per DPM.
- ② Free Discharge through curb out to  
public R/W.
- ③ Fencing may require lot line removal, if not  
drainage easement will be required from Tract  
"B" to Tract "A"

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: [Signature]

SIGNED: [Signature]

TITLE: Ch Hydrology

TITLE: Geotech Research

DATE: 2/9/84

DATE: 2/9/84

MINOR SUBDIVISION AGREEMENT

Re: R.O. 7-11-74 (56-1983)

H-16-D52 <sup>5347</sup>  
(5501 Manual)  
Billy Goolsby

I, Pete Daskalos applicant for a building permit which is permissible only on the condition that a minor subdivision application filed and approved by the Planing Division, hereby agree to make application for such a minor subdivision as soon as possible.

I understand that final zonal approval which is necessary for a Certificate of Occupancy, will not be granted unless and until the minor subdivision has been approved. I further understand that in addition to the withholding of a certificate of occupancy, I am liable for court prosecution if I fail to obtain the minor subdivision.



Pete Daskalos  
Applicant (property owner or  
legal representative)

April 12-1984  
Date

Legal Description of Property: Daskalos Shopping Center, a portion of the Bel-Air Shopping Center, a portion of Block 12 of the Miramontes Park, Unit 1 Addition to the City of Albuquerque, filed April 24, 1978; Book B14, Page 158.

Approved: Robert E. Romero  
Robert E. Romero  
Zoning Enforcement Officer



## GEOTECHNICAL RESEARCH & SERVICES, LTD.

501 KINLEY, NE • ALBUQUERQUE, NEW MEXICO 87102  
(505) 247-0102

### INFORMATION SHEET

PROJECT TITLE DRAINAGE PLAN TYPE OF SUBMITTAL Plan Sheet 24"x36"  
ZONE ATLAS PAGE NO. H-18 CITY ADDRESS 5347 Menaul Blvd., NE  
LEGAL DESCRIPTION Tract B-1 (formerly A & B of Daskalos Shopping Center) Block 12  
Miramontes Unit 1  
ENGINEERING FIRM Geotech Research CONTACT Duane L. Logan  
ADDRESS 501 Kinley NE PHONE 247-0102  
OWNER La Sierra Construction CONTACT Pete Daskalos  
ADDRESS 5321 Menaul NE PHONE 863-0414  
ARCHITECT Roger Cinelli CONTACT Same  
ADDRESS P O Box 965, Tijeras, 87059 PHONE 281-3209  
SURVEYOR Geotech Research CONTACT As Above  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTRACTOR La Sierra Const. CONTACT As Above  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

### PRE-DESIGN MEETING:

☒ YES  
☐ NO

☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

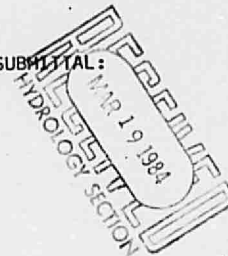
PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ SITE DEVELOPMENT PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ ROUGH GRADING PERMIT APPROVAL
- ☐ GRADING/PAVING PERMIT APPROVAL
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 3-19-84

BY: Duane L. Logan

FOUNDATION INVESTIGATION • HYDROLOGIC STUDIES  
LAND SURVEYS • STRUCTURAL ANALYSIS • LINEAR DEVELOPMENT





## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION  
123 Central Ave., Albuquerque, NM 87102  
(505) 766-7644

March 27, 1984

Mr. Duane Logan  
Geotechnical Research & Services, Ltd.  
501 Kinley NE  
Albuquerque, NM 87102

REF: GRADING AND DRAINAGE PLAN FOR OFFICE BUILDING AT 5347 MENAUL  
BOULEVARD NE (H18-D32) RECEIVED MARCH 19, 1984

Dear Duane:

The above referenced plan, dated March 17, 1984, is approved; however,  
prior to issuance of the building permit, the plat will need to be  
filed and a copy provided to remove the lotline.

Please attach a copy of this approved plan to the construction set  
prior to sign-off.

If I can be of further assistance, please contact me at 766-7644.

Yours truly,

*Billy J. Goolsby*  
Billy J. Goolsby, PE  
City/County Flood Plain Admin.

BJG:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

**DUANE LOGAN**

Consulting Civil Engineer

## INFORMATION SHEET

PROJECT TITLE 5347 Menaul Blvd., NE TYPE OF SUBMITTAL Revised Drainage Plan  
ZONE ATLAS PAGE NO. H-18/ <sup>D32 update</sup> CITY ADDRESS As Above  
LEGAL DESCRIPTION Tract A-1 (formerly A & B of Daskalos Shopping Center) Blk 12  
Miramontes Unit 1  
ENGINEERING FIRM Duane Logan CONTACT Same  
ADDRESS 501 Kinley NE PHONE 243-6353  
OWNER La Sierra Construction CONTACT Pete Daskalos  
ADDRESS 5321 Menaul, NE PHONE 883-0414  
ARCHITECT Roger Cinelli CONTACT Same  
ADDRESS P O Box 965, Tijeras, 87059 PHONE 281-3209  
SURVEYOR Duane Logan CONTACT As Above  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_  
CONTRACTOR La Sierra Const. CONTACT As Above  
ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

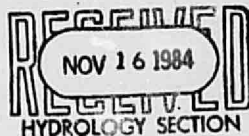
## PRE-DESIGN MEETING:

☒ YES  
☐ NO  
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB-84-304  
84/5/01

## PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ SITE DEVELOPMENT PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☒ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ ROUGH GRADING PERMIT APPROVAL  
☐ GRADING/PAVING PERMIT APPROVAL  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 11-16-84BY: Duane Logan

**DUANE LOGAN**

Consulting Civil Engineer INFORMATION SHEET

PROJECT TITLE 5347 Menaul Blvd., NE TYPE OF SUBMITTAL Revised Drainage PlanZONE ATLAS PAGE NO. H-18 CITY ADDRESS As AboveLEGAL DESCRIPTION Tract A-1 (formerly A & B of Daskalos Shopping Center) Blk 12  
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ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

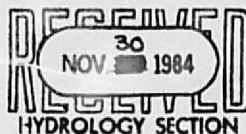
CONTRACTOR La Sierra Const. CONTACT As Above

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

## PRE-DESIGN MEETING:

☒ YES☐ NO☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☐ BUILDING PERMIT APPROVAL☒ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER \_\_\_\_\_ (SPECIFY)DATE SUBMITTED: 11-30-84 BY: Duane Logan

#### INDEMNIFICATION AGREEMENT AND COVENANT

The City of Albuquerque (City), and Mr. C.J. Vissor and Mr. Jerry Maxwell, (Owners, which term includes successors and assigns), agree:

#### RECITAL

Owners are the Owners of the following described real property:

7519 Central N.E.  
Albuquerque, N.M.  
Tract 8A, Block One  
Loma Verde Subdivision

The Owners have presented a Drainage Plan to the City as a condition of obtaining a building permit on the above described property. The City has approved said drainage plan and released a building permit on said property.

The construction of the building's finished floor elevation (5343.3' M.S.L.) does not conform to the Approved Drainage Plan which required the building to be constructed at elevation (5344.3' M.S.L.) in order to accommodate the required ponding on site and the required controlled discharge from said pond to the adjacent street by gravity flow.

The City requires Owners to enter into this Agreement as a condition of its approval of the revised as-built drainage plan, and as a condition of the issuance of appropriate Certificate of Occupancy for this site.

#### UNDERSTANDING OF EXPOSURE

Owners agree and understand that the building as sited does not provide protection for the Owner's property and is subject to flood and water run off damage (on site and off site) resulting from noncompliance with the approved Drainage Plan.

#### INDEMNIFICATION AND HOLD HARMLESS

The Owners expressly assume all risk of harm or injury to said real property and all improvements or personal property located thereon. Owners agree 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 the City, for or on account of any harm or injury arising from the failure of the Owner to comply with the approved drainage plan for said real property, and arising from the City's approval of the revised as-built drainage plan.



COVENANT RUNNING WITH THE PROPERTY

The obligations of the Owners set forth herein shall be binding upon the Owners, their heirs, successors and assigns and the property described herein and will run with said property until released by the City.

ISSUANCE OF CERTIFICATE OF OCCUPANCY

Upon execution of this Agreement, the City will not withhold approval of permit issuance for reasons related to noncompliance to the referenced Ordinance for the building project on this property.


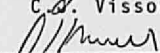
REVIEWED & APPROVED BY  
THE LEGAL DEPARTMENT

  
Assistant City Attorney

  
City Engineer

Frank A. Kleinhenz  
Chief Administrative Officer  
City of Albuquerque

OWNERS

  
C. J. Vissor  
  
Jerry Maxwell

ATTEST:

\_\_\_\_\_  
City Clerk



ACKNOWLEDGEMENTS

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me by  
C.J. Visser, on this 20th day of August, 1984.

My Commission Expires:

9/22/86

Anita K. Evans  
Notary Public

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me by  
Jerry Maxwell, on this 23 day of November, 1984.

My Commission Expires:

12/14/85

H. C. Montoya  
Notary Public

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me on this \_\_\_\_\_  
day of \_\_\_\_\_, 1984, by FRANK A. KLEINHENZ, Chief  
Administrative Officer of the City of Albuquerque, a Municipal  
Corporation, on behalf of said Corporation.

My Commission Expires:

\_\_\_\_\_  
Notary Public

INDEMNIFICATION AGREEMENT AND COVENANT

The City of Albuquerque (City), and  
(Owners, which term includes successors  
and assigns) agree:

RECITAL

Owners are the owners of the following described real  
property:

Tract A-1 Daskalos Shopping Center

The Owners have presented a drainage plan to the City  
as a condition of obtaining a building permit on the above  
described property.

The grading of the site does not conform to the City  
of Albuquerque's design criteria, Section 24-K of the Development  
Process Manual Volume II, drainage check list, which states that  
the property line shall be 0.33 foot above the adjacent top of  
curb.

The City requires Owners to enter into this Agreement  
as a condition of its approval of Owner's drainage plan, and as a  
condition of the issuance of appropriate building permits for this  
site.

UNDERSTANDING OF EXPOSURE

Owners agree and understand that the building as sited does  
not provide protection for the Owner's property and is subject to  
flood and water run off damage resulting from noncompliance with  
the Drainage Ordinance.

INDEMNIFICATION AND HOLD HARMLESS

The Owners agree 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 the parties for or on account of any matter arising from the failure of the Owner to comply with the Drainage Ordinance.

COVENANT RUNNING WITH THE PROPERTY

The obligations of the Owners set forth herein shall be binding upon the Owners, their heirs, successors and assigns and the property described herein and will run with said property until released by the City.

ISSUANCE OF CERTIFICATE OF OCCUPANCY

Upon execution of this Agreement, the City will not withhold approval of permit issuance for reasons related to non-compliance to the referenced Ordinance for the building project on this property.

REVIEWED & APPROVED BY THE  
LEGAL DEPARTMENT

Steph K Ba  
Assistant City Attorney

Duane Sheppard  
City Engineer

Frank A. Kleinhenz  
Chief Administrative Officer  
for City of Albuquerque

OWNERS:

[Signature]

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me by  
, on this 28th day of November, 1984.

Carmen L. Castillo  
Notary Public

My Commission Expires:

2/24/85



STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me by  
on this \_\_\_\_\_ day of \_\_\_\_\_, 1984.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF BERNALILLO )

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day  
of \_\_\_\_\_, 1984, by FRANK A. KLEINHENZ, Chief Administrative Officer  
of the City of Albuquerque, a Municipal Corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) SS

The foregoing instrument was acknowledged before me  
by \_\_\_\_\_ on this \_\_\_\_\_ day of \_\_\_\_\_,  
1984.

\_\_\_\_\_  
Notary Public

My Commission Expires: