

July 13, 1998

Frank Lovelady
Lovelady & Associates
300 Alamosa NW
Albuquerque, New Mexico 87107

RE: ENGINEER CERTIFICATION FOR JACK ARNOLD REPAIR GARAGE (H22-D68)
CERTIFICATION STATEMENT DATED 6/9/98

Dear Mr. Lovelady:

Based on the information provided on your June 9, 1998 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
Associate Engineer



PROJECT TITLE: JACK ARNOLD REPAIR GARAGE ZONE ATLAS/DRNG. FILE #: H22-D68
 RB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: LOT 3A BLOCK 2 ENCHANTED MESA SUBD
 CITY ADDRESS: 11405 MENAUL
 ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank D. Lovelady
 ADDRESS: 300 ALAMOSA NW PHONE: 345-2267
 OWNER: JACK ARNOLD CONTACT: DAVID HICKMAN
 ADDRESS: 2340 MENAUL NE SUITE 100A PHONE: 888-3488
 ARCHITECT: DAVID HICKMAN CONTACT: DAVID HICKMAN
 ADDRESS: 2340 MENAUL NE PHONE: 888-3488
 SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
 ADDRESS: 2624 MONROE NE PHONE: 889-8056
 CONTRACTOR: Dan Jeynes CONTACT: Dan Jeynes
 ADDRESS: _____ PHONE: 881-3326

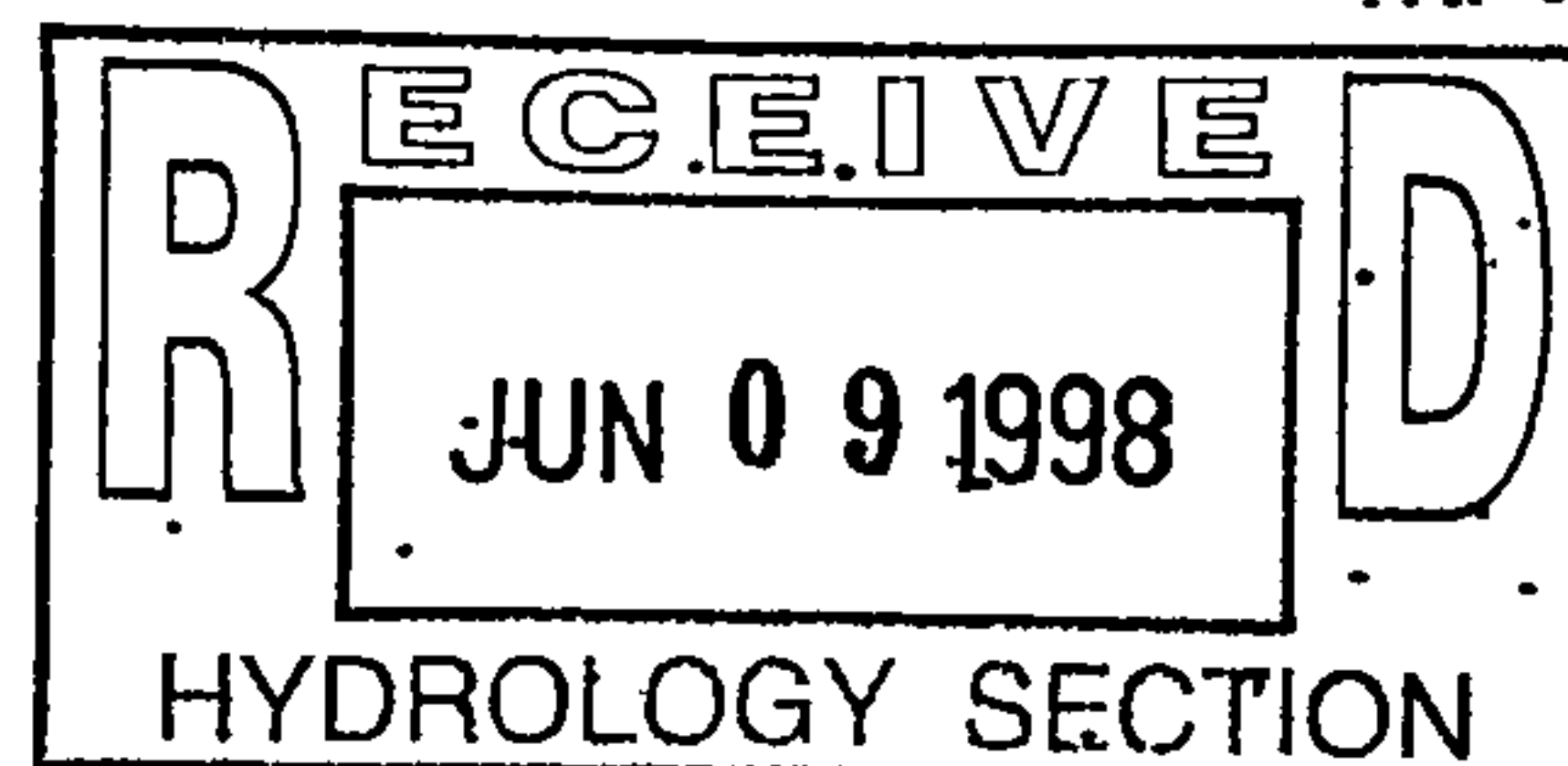
TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☐ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☐ GRADING PLAN
☐ EROSION CONTROL PLAN
☒ ENGINEER'S CERTIFICATION
☐ OTHER

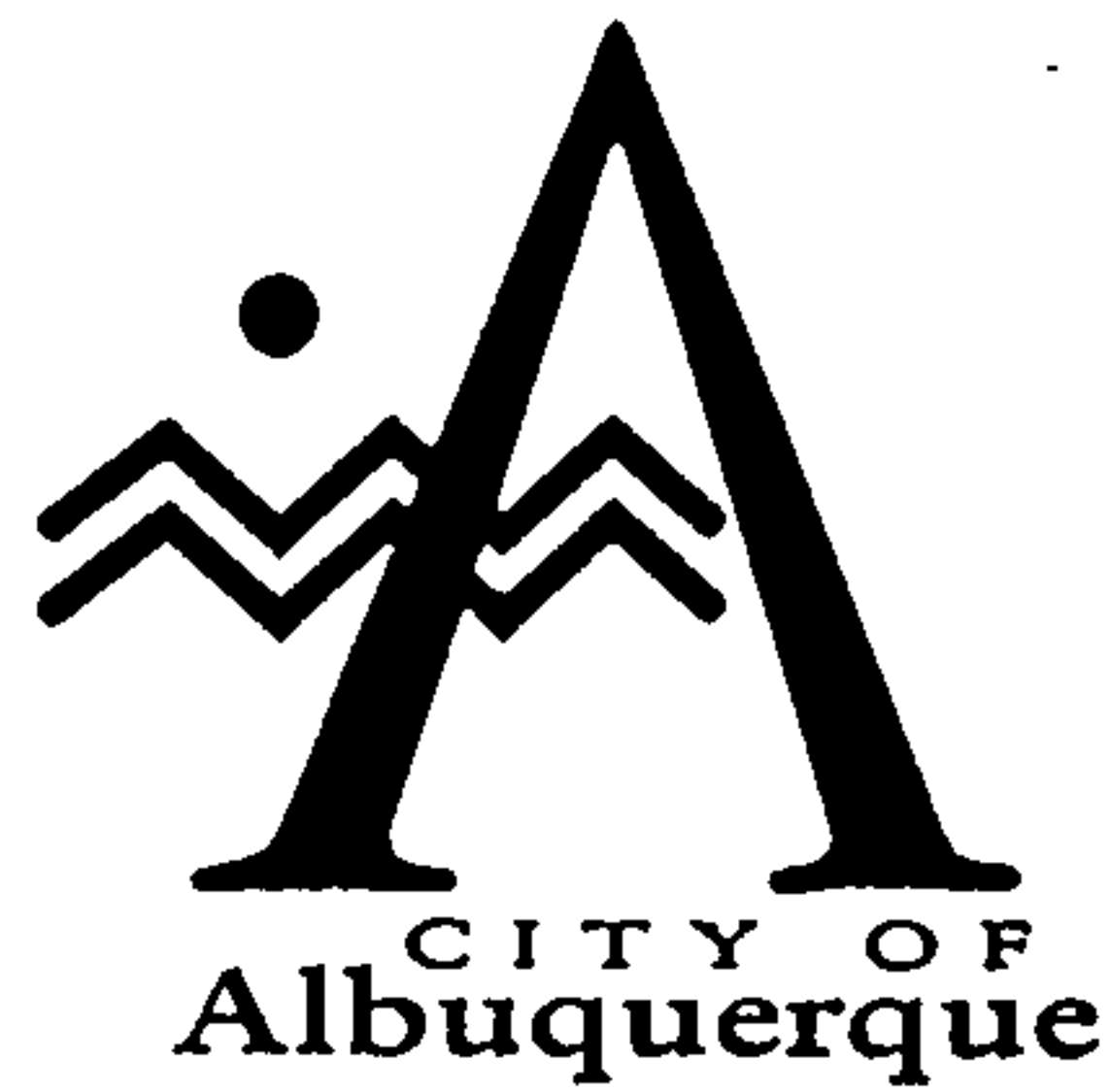
PRE-DESIGN MEETING:
☐ YES
☐ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:
☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT 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: 6/19/98

BY: Frank D. Lovelady





March 23, 1998

Frank Lovelady, P.E.
Lovelady & Associates
300 Alamosa NW
Albuquerque, NM 87107

**RE: JACK ARNOLD REPAIR GARAGE (H22-D68). GRADING AND DRAINAGE PLAN
FOR BUILDING AND SO #19 PERMIT APPROVAL. ENGINEER'S STAMP
DATED MARCH 18, 1998.**

Dear Mr. Lovelady:

Based on the information provided on your March 18, 1998 submittal, the above referenced project is approved for Building and SO #19 Permits

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology. A separate permit is required for construction within the 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 approval, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

Lisa Ann Manwill, P.E.
Hydrology

c: Arlene Portillo
Andrew Garcia
File

Good for You, Albuquerque!



CITY OF ALBUQUERQUE
PUBLIC WORKS DEPARTMENT

March 23, 1998

INTEROFFICE CORRESPONDENCE

HYDROLOGY DIVISION

TO: Desiderio Salas, Street Maintenance Division
FROM: Lisa Ann Manwill, P.E. Engineering Associate, PWD
SUBJECT: **PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHT-OF-WAY
DRAINAGE FILE NUMBER (H22-D68).**

Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the SO #19 design.

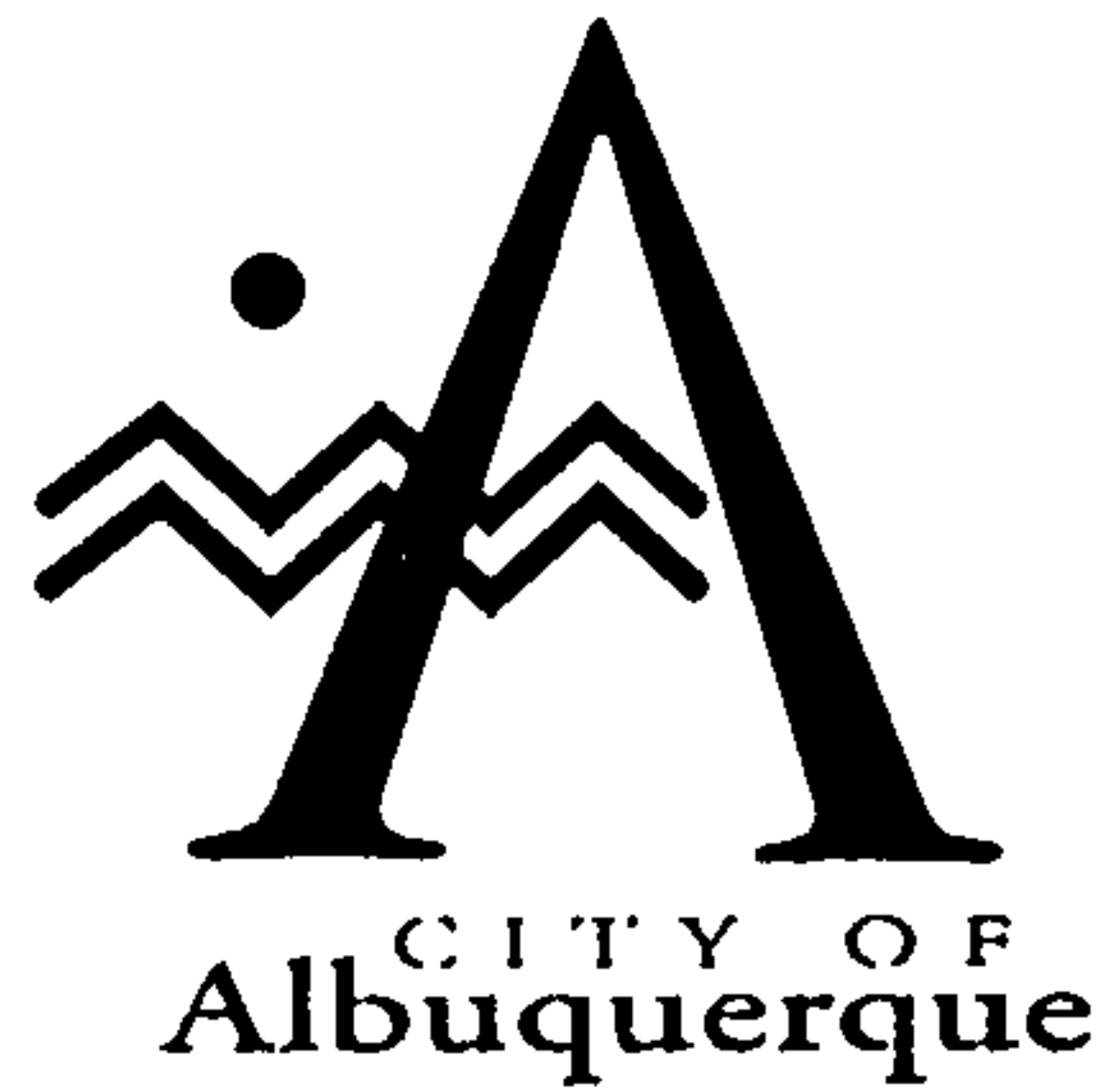
This plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed off SO #19 is required by this office for Certificate of Occupancy release; therefore your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation and if you should have any questions and/or comments, please feel free to call me at 924-3984.

Attachment

FILE



October 6, 1997

Martin J. Chávez, Mayor

Frank Lovelady, P.E.
Lovelady & Associates
300 Alamosa NW
Albuquerque, NM 87107

**RE: JACK ARNOLD REPAIR GARAGE (H22-D68). GRADING AND DRAINAGE PLAN
FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 9-23-97.**

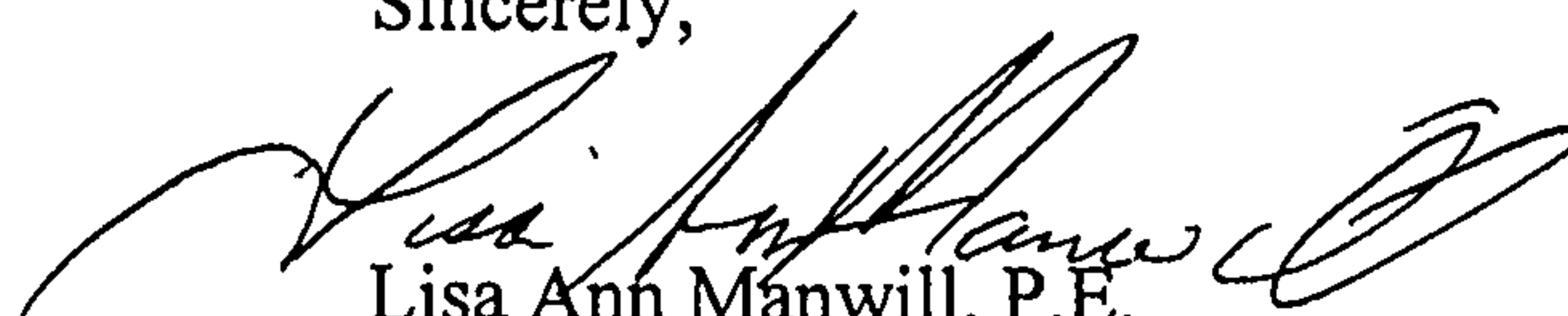
Dear Mr. Lovelady:

Based on the information provided on your September 23, 1997 submittal, the above referenced project is approved for Building Permit.

Prior to Certificate of Occupancy approval, an Engineer's Certification will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Hydrology

c: Andrew Garcia
File



PROJECT TITLE: JACK ARNOLD
REPAIR GARAGE ZONE ATLAS/DRNG. FILE #: H-22/D-68

RB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: LOT 6-A, BLOCK 2, ENCHANTED MESA SUBD.

PROPERTY ADDRESS: 11405 MENAUL

ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank D. Lovelady

ADDRESS: 300 ALAMOSA NW 87107 PHONE: 345-2267

OWNER: JACK ARNOLD CONTACT: JACK ARNOLD

ADDRESS: 11405 MENAUL NE PHONE: 291-0077

ARCHITECT: JG \ LC CONTACT: DAVID HICKMAN

ADDRESS: 2340 MENAUL SUITE 100A PHONE: 888-3488

SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS

ADDRESS: 2412 MADROE NE PHONE: 889-8056

CONTRACTOR: DAN JAYNES CONTACT: DAN JAYNES

ADDRESS: 3612 VALENCIA NE 87110 PHONE: 881-3326

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

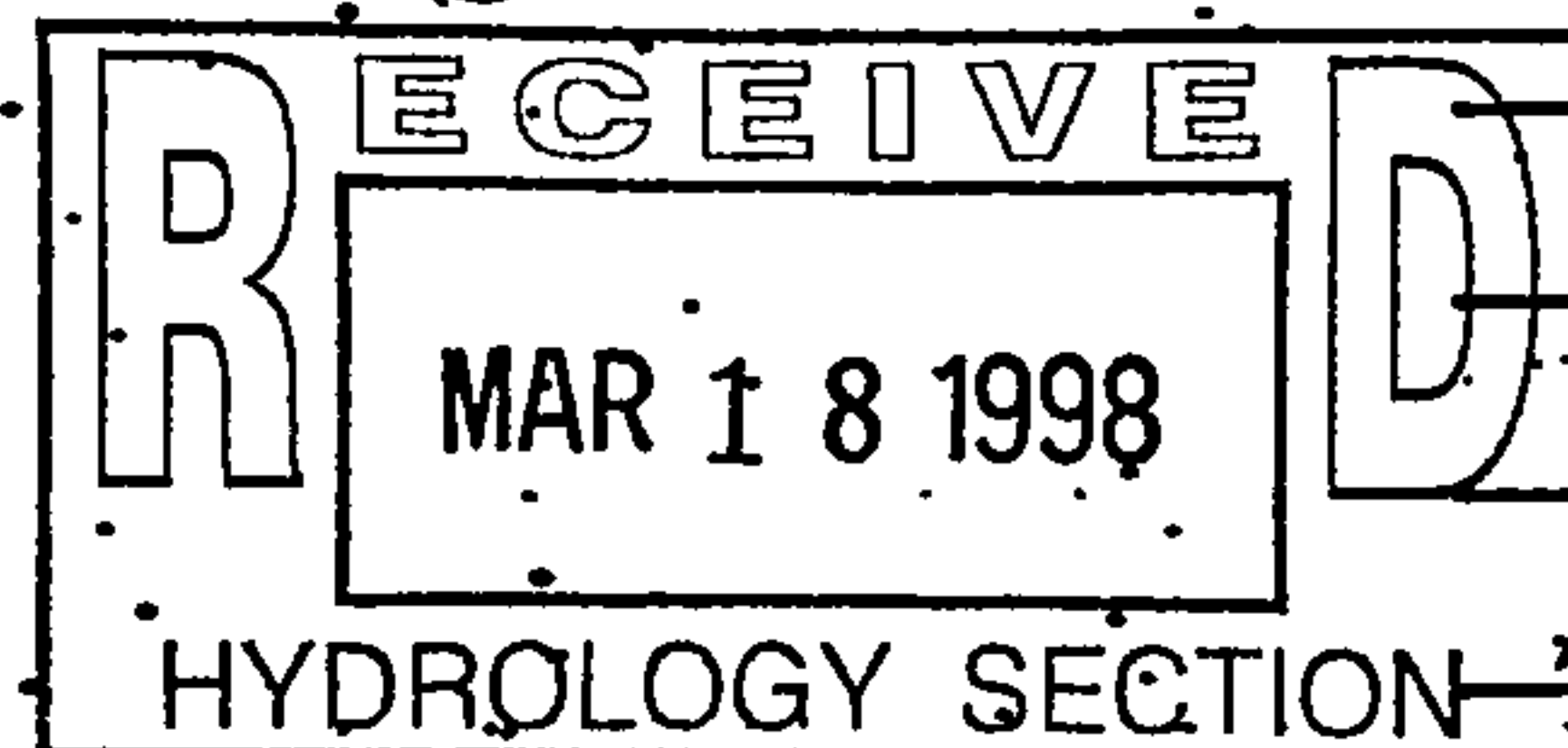
☐ OTHER

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. PERMIT 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: 3-18-98

BY: Frank D. Lovelady

THE PLAN HAS BEEN REVISED ALONG THE WEST SIDE TO REMOVE PLANTERS BECAUSE OF POSSIBLE SEEPAGE TO NEXT LOT. AN INLET AND CONNECTION TO EXISTING INLET HAS BEEN ADDED. INCLUDING CALCS & SO 19 NOTES. FL

PROJECT TITLE: JACK ARNOLD REPAIR GARAGE ZONE ATLAS/DRNG. FILE #: H-22/D-68
JOB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOTS 3, 4, 5 & 6, BLOCK 2, ENCHANTED MESA SUB,
CITY ADDRESS: 11405 MENAUL
ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank D. Lovelady
ADDRESS: 300 ALAMOSA NW PHONE: 345-2267
OWNER: JACK ARNOLD CONTACT: DAVID HICKMAN
ADDRESS: 2340 MENAUL NE SUITE 100A 87107 PHONE: 888-3488
ARCHITECT: SG \ LC CONTACT: DAVID HICKMAN
ADDRESS: 2340 MENAUL NE SUITE 100A 87107 PHONE: 888-3488
SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
ADDRESS: _____ PHONE: 889-8056
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:
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☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
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☐ ENGINEER'S CERTIFICATION
☐ OTHER

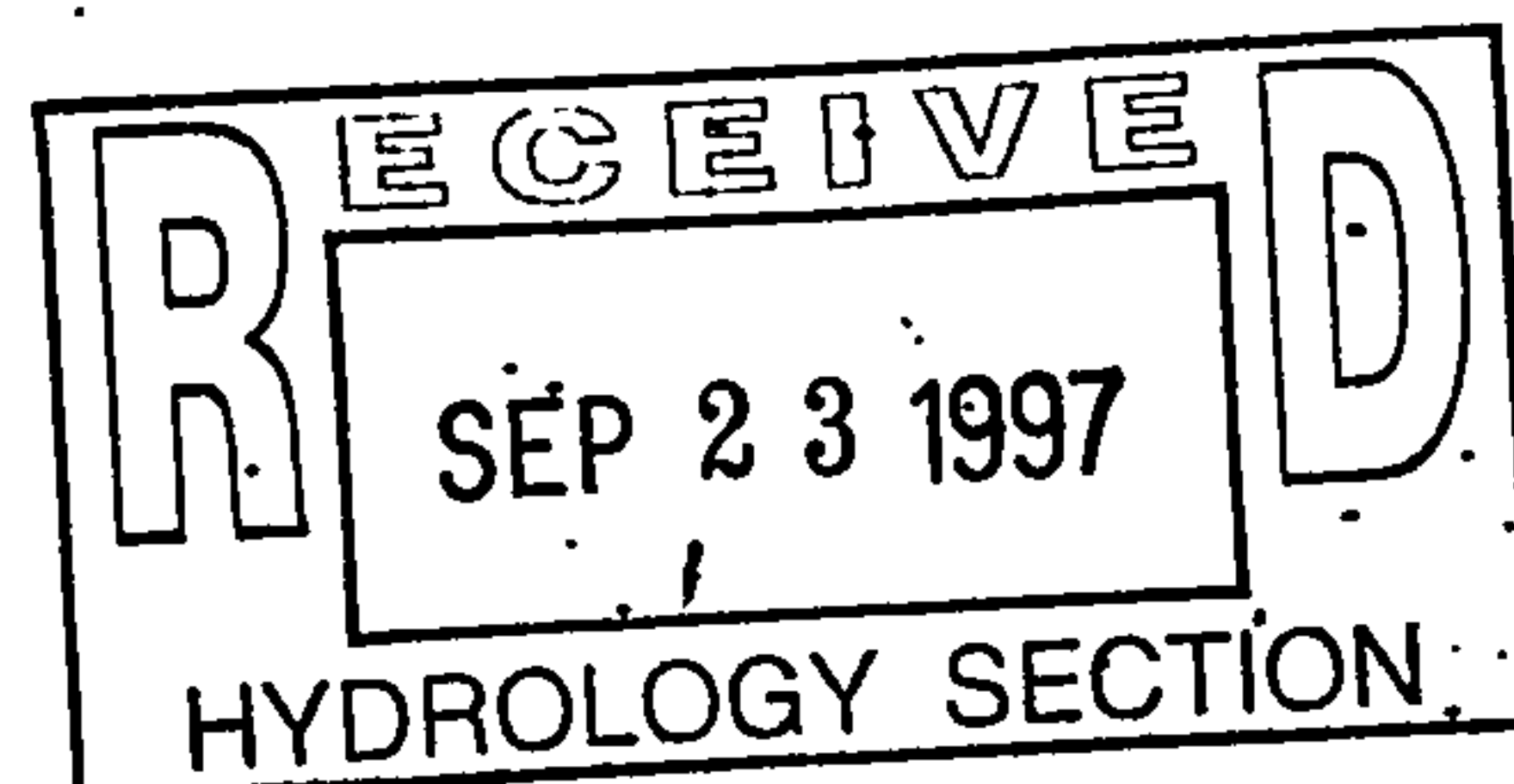
PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: Sept. 23, 1997
BY: Frank D. Lovelady



FRANK D. LOVELADY, P.E.

FRANK D. LOVELADY, P.E.
300 ALAMOSA ROAD NW
ALBUQUERQUE, NM 87107

Telephone (505)345-2267

September 23, 1997

Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.
City of Albuquerque, P.O. Box 1293
Albuquerque, NM 87103

RE: JACK ARNOLD REPAIR GARAGE (H22-D68), GRADING AND DRAINAGE
PLAN FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY
7, 1997, REVISED SEPTEMBER 23, 1997.

Dear Ms. Manwill:

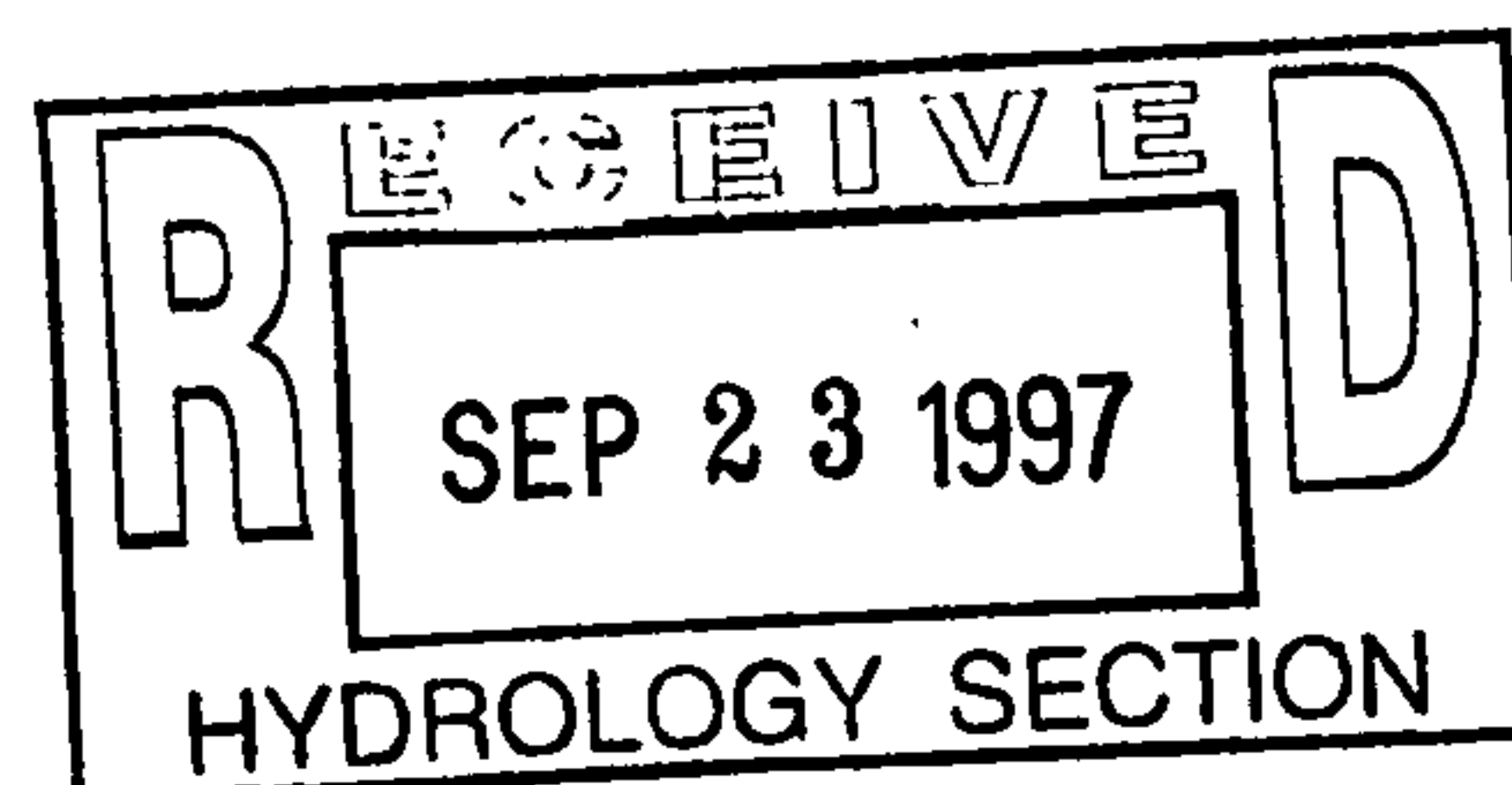
In response to your letter of July 15, 1997, the following items are in response to your
numbered comments.

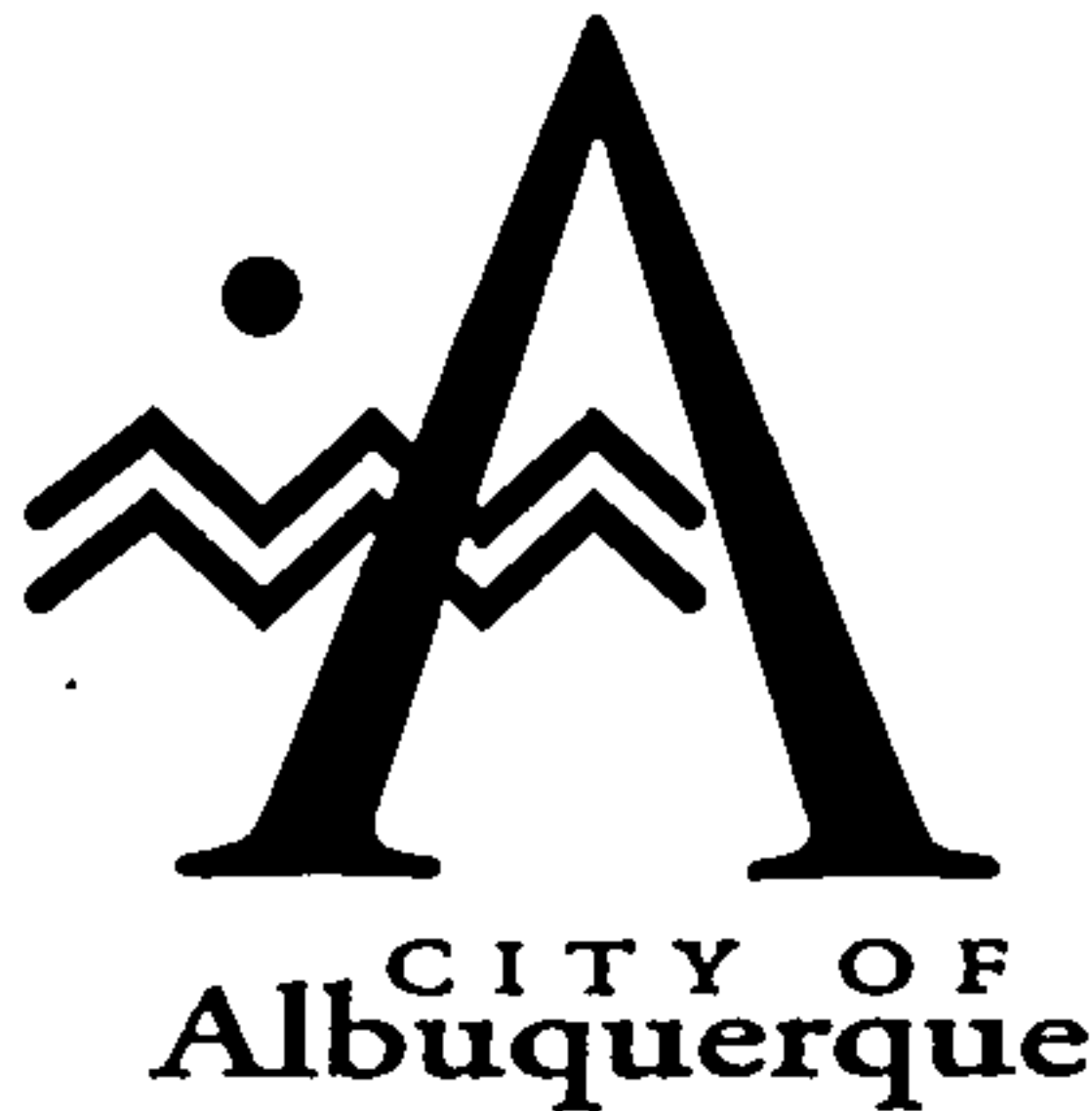
1. The re-plat has been recorded and a copy is attached for your files. The lot lines
have been removed from the drainage plan.
2. There is no building setback in C-1 except when adjacent to a residential
subdivision. A copy of the applicable page of the zoning ordinance is attached.
3. The grades in the alley have been revised to increase the water block as you
requested.

In addition, the architect has made minor changes to the site plan in response to Traffic
Engineering comments. These have been incorporated into the drainage plan.

Sincerely,

Frank D. Lovelady
Frank D. Lovelady, P.E.





July 15, 1997

Martin J. Chávez, Mayor

Frank Lovelady, P.E.
Lovelady & Associates
300 Alamosa NW
Albuquerque, NM 87107

**RE: JACK ARNOLD REPAIR GARAGE (H22-D68). GRADING AND DRAINAGE PLAN
FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 7,
1997.**


Dear Mr. Lovelady:

Based on the information provided on your July 7, 1997 submittal, I offer the following comments:

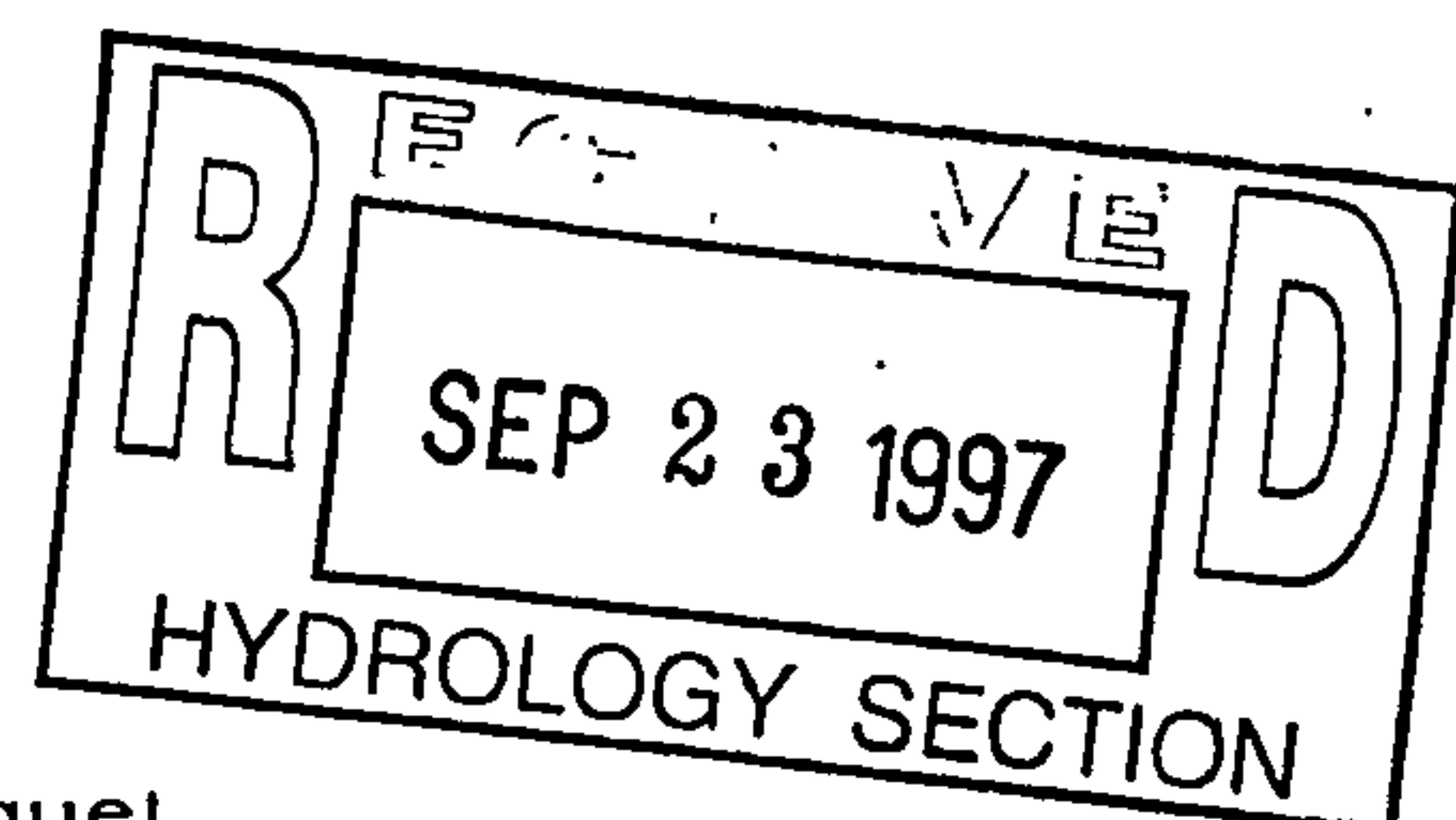
1. The re-plat of Lots 3, 4, 5, and 6 must be complete prior to building permit approval. The lot lines should not be shown on your grading plan.
2. The proposed building is very close to the existing building. Aren't there any building setback requirements?
3. The minimum allowable driveway water block is 1-foot. Try to get as close to a 1-foot water block at the Public Alley drive as possible.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,


Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File



Good for You, Albuquerque!

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



provided in § 14-16-3-3 of this Zoning Code, and for sign and antenna height, in division (A) of this section.

(D) *Lot Size.* No requirements.

(E) *Setback.* The following regulations apply to structures other than signs except as provided in §§ 14-16-3-1 and 14-16-3-3 of this Zoning Code:

(1) There shall be a front and a corner side yard setback of not less than five feet and a setback of 11 feet from the junction of a driveway or alley and a public sidewalk or planned public sidewalk location.

(2) Near residential zones, the following greater setback requirements shall apply:

(a) There shall be a front or corner side setback of not less than ten feet where the lot is across the street from the front lot line of a facing lot in a residential zone. This setback applies to on- and off-premise signs.

(b) There shall be a side or rear setback of not less than five feet where the site abuts the side of a lot in a residential zone.

(c) There shall be a side or rear setback of not less than 15 feet where the site abuts the rear of a lot in a residential zone.

(3) The clear sight triangle shall not be infringed upon.

(F) *Off-Street Parking.* Off-street parking shall be as provided in § 14-16-3-1 of this Zoning Code.

(G) An air quality impact review and assessment may be required. See § 14-16-3-14 of this Zoning Code.

('74 Code, § 7-14-20) (Ord. 80-1975; Am. Ord. 40-1976; Am. Ord. 26-1977; Am. Ord. 38-1978; Am. Ord. 48-1980; Am. Ord. 61-1980; Am. Ord. 39-1983; Am. Ord. 40-1983; Am. Ord. 54-1983; Am. Ord. 11-1986; Am. Ord. 41-1987; Am. Ord. 12-1990; Am. Ord. 47-1990; Am. Ord. 58-1995)

§ 14-16-2-16 C-1 NEIGHBORHOOD COMMERCIAL ZONE.

This zone provides suitable sites for office, service, institutional, and limited commercial uses to satisfy the day-to-day needs of residential areas.

(A) *Permissive Uses.* Permissive uses, provided there is no outdoor storage or activity except parking and as specifically allowed below:

(1) Antenna, up to 65 feet in height.

(2) Institution:

(a) Church or other place of worship, including incidental recreational and educational facilities. Incidental uses allowed include but are not limited to an emergency shelter operated by the church on the church's principal premises which is used regularly for public worship, notwithstanding special limitations elsewhere in this Zoning Code.

(b) Club, provided there is no liquor license.

(c) Library.

(d) Museum.

(e) Schools, including a private school which serves to provide basic education to children as is provided in public schools in grades K through 12, and excluding all other private schools.

(3) Office.

(4) Office machines and equipment sales and repair.

(5) Park-and-ride temporary facilities.

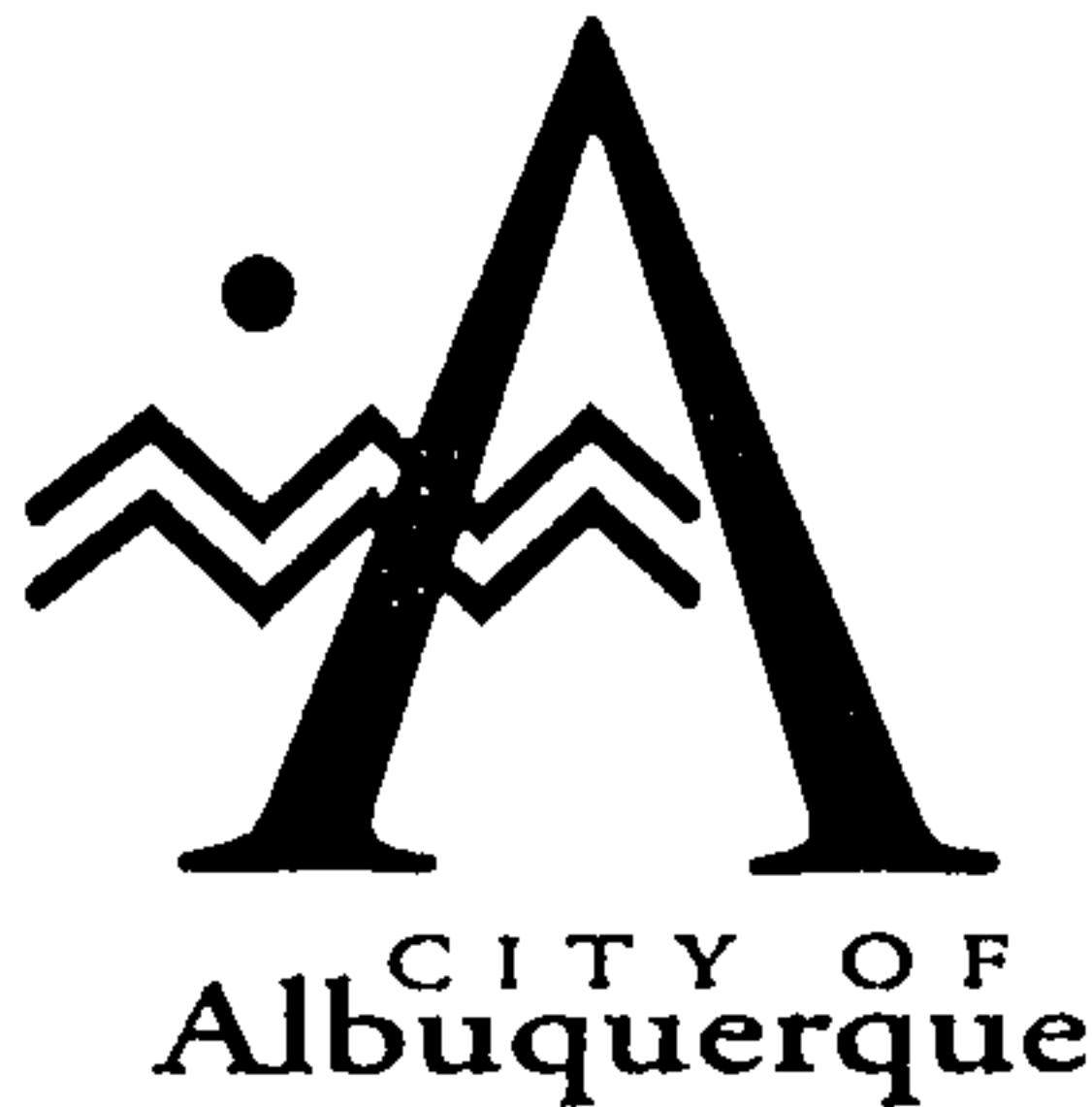
(6) Public utility structure, provided its location is in accord with an adopted facility plan and a site development plan for building permit purposes has been approved by the Planning Commission.

(7) Retail sales of the following goods, plus incidental retailing of related goods and incidental service or repair:

(a) Arts and crafts objects, supplies, plus their incidental creation provided there is little or no reproduction of substantially identical objects.

(b) Auto parts and supply.

(c) Books, magazines, newspapers, stationery, provided that no such material is advertised to be forbidden to be sold to minors.



July 15, 1997

Martin J. Chávez, Mayor

Frank Lovelady, P.E.
Lovelady & Associates
300 Alamosa NW
Albuquerque, NM 87107

**RE: JACK ARNOLD REPAIR GARAGE (H22-D68). GRADING AND DRAINAGE PLAN
FOR BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED JULY 7,
1997.**

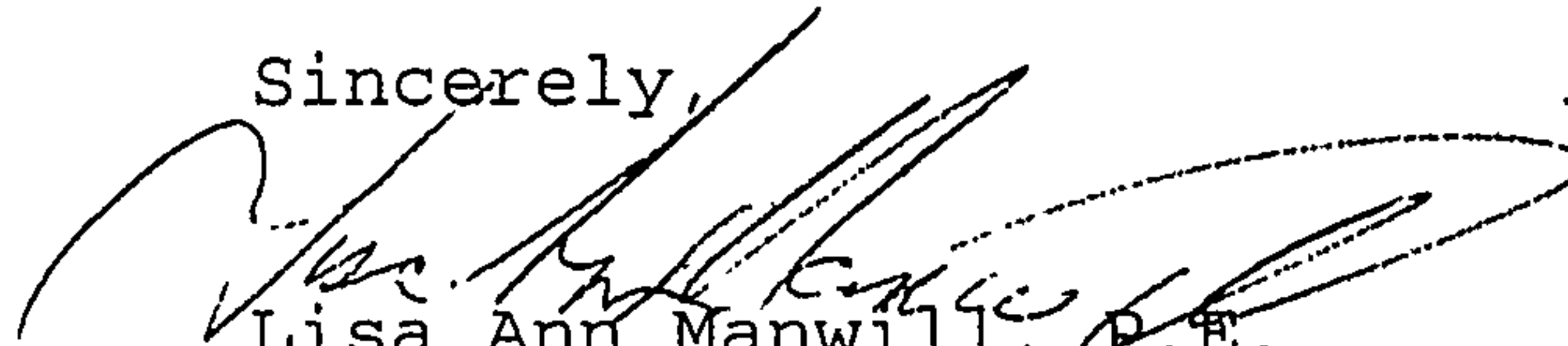
Dear Mr. Lovelady:

Based on the information provided on your July 7, 1997 submittal, I offer the following comments:

1. The re-plat of Lots 3, 4, 5, and 6 must be complete prior to building permit approval. The lot lines should not be shown on your grading plan.
2. The proposed building is very close to the existing building. Aren't there any building setback requirements?
3. The minimum allowable driveway water block is 1-foot. Try to get as close to a 1-foot water block at the Public Alley drive as possible.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You, Albuquerque!

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



PROJECT TITLE: JACK ARNOLD REPAIR GARAGE ZONE ATLAS/DRNG. FILE #: H-22/D-068
ORB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: LOTS 3, 4, 5 & 6, BLOCK 2, ENCHANTED MESA SUB,
CITY ADDRESS: 11405 MENAUL
ENGINEERING FIRM: Lovelady & Associates CONTACT: Frank D. Lovelady
ADDRESS: 300 ALAMOSA NW PHONE: 345-2267
OWNER: JACK ARNOLD CONTACT: DAVID HICKMAN
ADDRESS: 2340 MENAUL NE SUITE 100A 87107 PHONE: 888-3488
ARCHITECT: SG\LC CONTACT: DAVID HICKMAN
ADDRESS: 2340 MENAUL NE SUITE 100A 87107 PHONE: 888-3488
SURVEYOR: HARRIS SURVEYING CONTACT: TONY HARRIS
ADDRESS: _____ PHONE: 889-8056
CONTRACTOR: _____ CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:
☐ DRAINAGE REPORT
☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

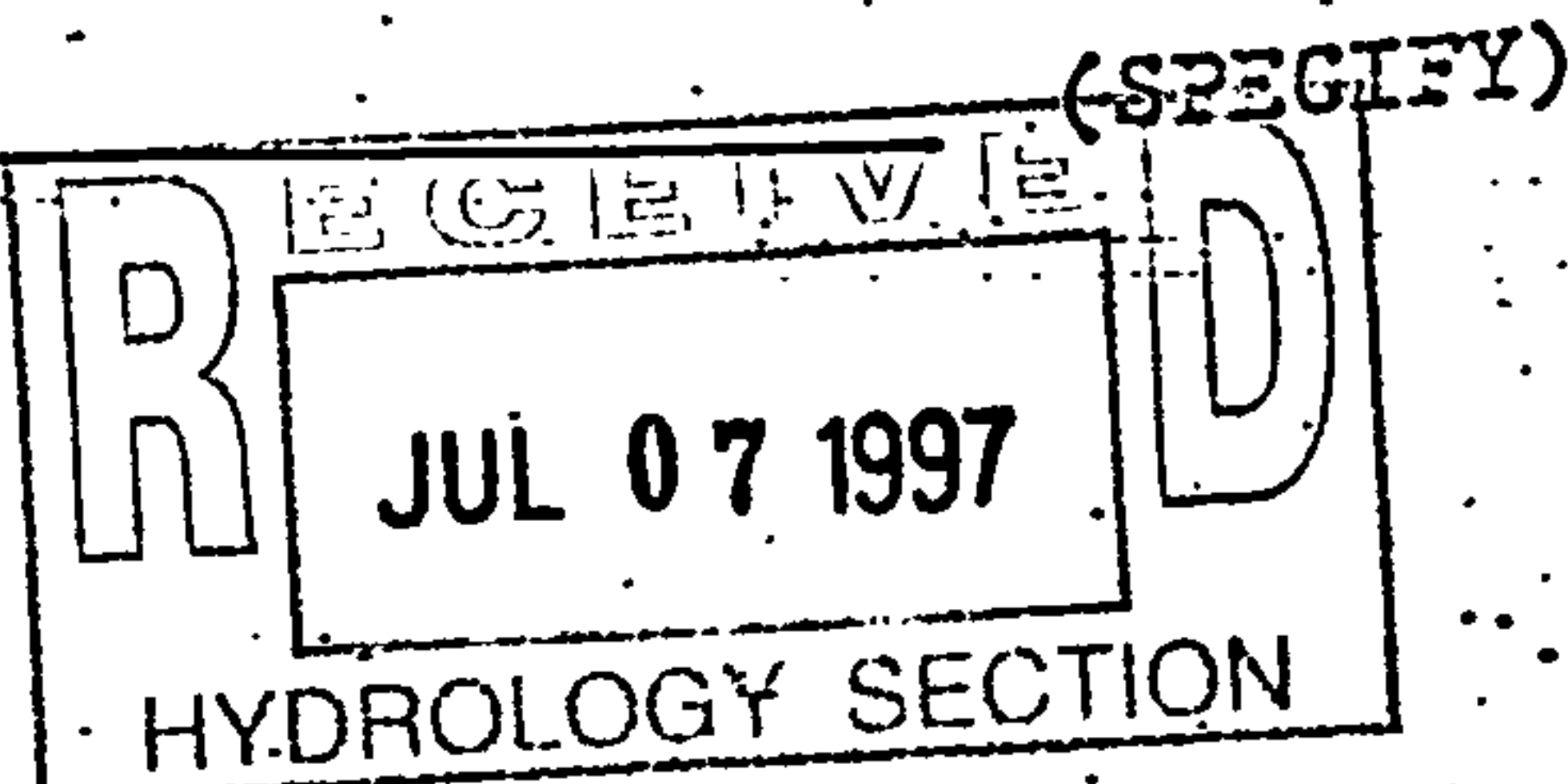
PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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

DATE SUBMITTED: JULY 7, 1997
BY: Frank D. Lovelady



FRANK D. LOVELADY, P.E.

FRANK D. LOVELADY, P.E.
300 ALAMOSA ROAD NW
ALBUQUERQUE, NM 87107

Telephone (505) 345-2267

July 31, 1998

Bernie J. Montoya, C.E.
City of Albuquerque, P.O. Box 1293
Albuquerque, NM 87103

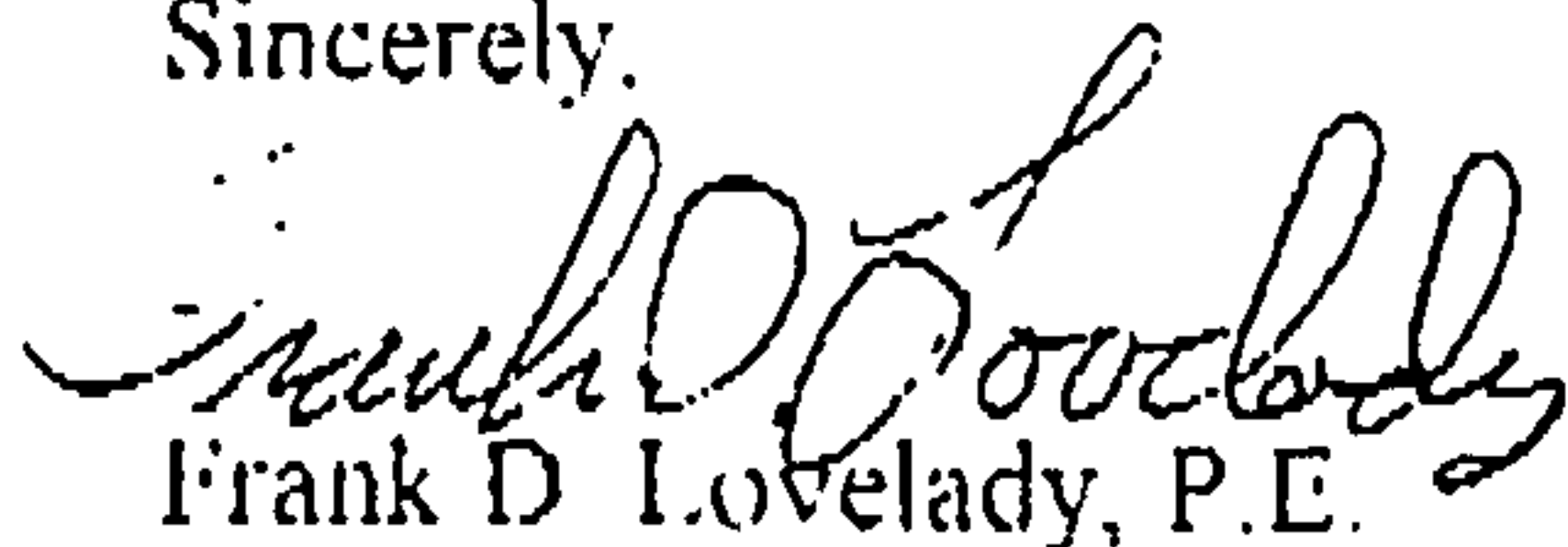
RE: JACK ARNOLD REPAIR GARAGE (1122-D68), GRADING AND DRAINAGE
PLAN FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S
STAMP DATED JULY 7, 1997, AND REVISION FOR ENGINEER'S CERT-
IFICATION DATED JUNE 9, 1998. 11415 Menaul NE

Dear Mr. Montoya

In response to your request the following items on my original Engineer's Certification
have been addressed.

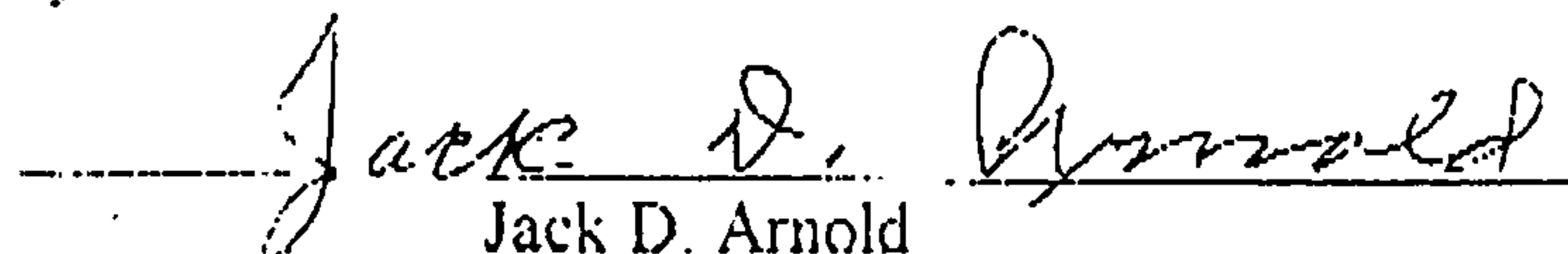
1. The downspouts for the new building and one of the downspouts at the NW corner of the existing building on the lot east of the site were connected to a pipe leading to the transmission wash sump on the west side of the new building, which drains into the sanitary sewer. All downspouts have now been cut above pavement level and the holes filled with concrete so that no roof runoff enters either the sump or the sanitary sewer. All roof runoff now moves by surface flow to the C.O.A. storm drain inlet in Menaul Blvd
2. The owner, Mr. Jack D. Arnold, attests, by signature below, that the transmission wash sump is designed and constructed with a grease trap as required by C.O.A. standards.
3. It is my understanding that the City no longer objects to the way the site was graded at the north property line adjacent to the alley.

Sincerely,


Frank D. Lovelady, P.E.

Owners Attestation:

I hereby attest that the transmission wash sump is equipped with a grease trap as required by C.O.A. standards.


Jack D. Arnold

8-1-98
(Date)