



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

May 2, 1979

RECEIVED

MAY 03 1979

CITY ENGINEERS

Mr. Ron Brown
Sproul Investment Corporation
P.O. Box 3135
Albuquerque, N.M. 87110

REF: 7-11 Bldg. at Gibson Boulevard and Miles Road

Dear Mr. Brown:

The letters forwarded to you and to Mr. R. Pyatt by Mr. Joe Pino with G. Herkenhoff and Associates make it appear that the City is arbitrary and capricious in the stipulation of the drainage requirements as specified by the writer. Since these letters foster ill feelings and misunderstandings in the development community towards this Department and the City, I find it essential to state clearly the reasons and the purposes of the requirements.

Due to the fact that AMAFCA Jurisdiction and the Resolution 72-2 do not extend to the valley area, due also to the minimal nature of the drainage network and to the considerable flooding potential of said area, when I began working for the City of Albuquerque, slightly over two years ago, I was instructed by the former City Engineer, Mr. Varne Kimmick, to request 100% runoff retention for any new development.

I am aware of the fact that no written policies have been officially published by the City to this effect, but for at least 9 months a checklist outlining the requirements for drainage plans, has been made available to the technical and development community. Enclosed is a copy of the referenced checklist for your perusal.

A study commissioned by the City to the consulting firm, Bohannon Huston, but which has not, to this date, been officially accepted, indicates the extent for the potential flooding in the valley area referred to above. In regard to the referenced project, I am enclosing a copy of the map showing the intersection of Miles Road and Broadway Blvd., published in the mentioned reference. As you can see, the study indicates that part of the parcel of

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Mr. Ron Brown

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interest is affected by flooding from Miles Road. Given this information, I have requested of Mr. Pino, the verification of the potential flooding shown on the map. I believe it to be in the best interest of the owner and developer to insure that his property will not be subjected to inundation and for the engineer to prepare plans which effectively protect the property if in fact flooding conditions exist.

I believe that the requirements above are reasonable in the best interest of the community, but if you disagree please specify your objections. I will be available for further discussion if you feel it is necessary.

Very truly yours,



Bruno Conegliano
Assistant City Engineer-Hydrology

Enclosures: Checklist
Map

BC/ms

cc-Richard Heller - City Engineer ✓
Gerald Davenport - Dir., Municipal Development
James Jaramillo - Chief, Admin. Officer
Richard Pyatt - Sproul Inv. Corp.
Joe Pino (Herkenhoff)
File

SPROUL ENTERPRISES

SPROUL ENTERPRISES, INC.
PEARL MORTGAGE AND INVESTMENT CORP.
DIAMOND APARTMENTS, INC.
SPROUL INVESTMENT CORP.
SECURITY SUPPLY CO.
SPROUL HOMES, INC.
PEARL PROPERTIES

PLEASE ADDRESS CORRESPONDENCE
TO THE UNDERSIGNED AT:

P.O. Box 3158
Albuquerque, NM 87190

*7-11 kids
copy in West Room. list*

March 23, 1979

Mr. Bruno Conegliano
Assistant City Engineer-Hydrology
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

Re: Your letter dated March 8, 1979 to Mr. Joe Pino on 7-Eleven Stores at
10324 and 12801 Menaul Blvd. N.E. which is enclosed.

Dear Mr. Conegliano:

Spyrok Corporation is the owner/developer of the two stores referenced in your letter. The store at 10324 Menaul N.E. will be located at northeast corner of Lot D, Block 110 Snow Heights, the total lot containing 3.0505 acres. The store at 12801 Menaul N.E. is located on the eastern portion of Tract B Sproul-Security Subdivision, the total tract containing 2.083 acres. Enclosed is a copy of the plat and a topo for each parcel of land. The proposed 7-Eleven site locations are marked on the plats.

Spyrok Corporation intends to develop the balance of each of the parcels in the next 18 months. In each case the balance of the development and the 7-Eleven store would be coordinated as much as possible with ingress and egress, internal traffic circulation, architecture, landscaping and drainage.

Each of the two stores are to be located on the uphill side of the larger parcels. In order to pond onsite for each store the reasonable solutions would be either to pond on the low side of the 7-Eleven site or to raise the low side of the site. Either of these solutions would create an isolation between the remainder of the development and the 7-Eleven site for internal traffic circulation.

For each store we have shown a temporary ponding area immediately offsite on the balance of the property which is owned by Spyrok Corp. When we develop the balance of each parcel we will include drainage from the 7-Eleven store sites in our overall drainage solutions. We will sign an agreement with the City committing to

Mr. Bruno Conegliano

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March 23, 1979

incorporate the 7-Eleven drainage in the development of the balance of the parcel, or if we should sell the balance of either parcel, we would specifically pass this obligation on to the new buyer.

Please let me know if you need additional information on this request.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Ronald D. Brown". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ronald D. Brown

RDB/km

Encl.

cc Mr. Joe Pino



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

MAYOR
David Rusk

March 8, 1979

Mr. Joe Pino
Gordon Herkenhoff & Assoc.
302 8 N.W.
Albuquerque, New Mexico 87101

Re: 7-11 Stores

Dear Mr. Pino:

I have reviewed the site grading and drainage plans for the 7-11 Stores to be located at 10324 and 12801 Menaul Blvd. N.E. The provision of ponding on adjacent land is not acceptable if it is not accompanied by a dedication and restriction of the use of the land covered by the pond which must be recorded with the County and run with the property. Be also advised that a drainage plan must supply answers to the questions shown in the enclosed check list in detail. In particular the safety of the finished floor elevation of the proposed building against flooding must be established.

The plans for the 7-11 Store at South Broadway and Gibson have also been reviewed and found not acceptable. Please note that in the valley due to the extensive flooding conditions, 100% of the site runoff must be retained onsite. Pond details must be supplied and the grading plan must show positive conveyance of the flow to the pond. The proposed elevations on the east side are shown to be 1.5/2.0 ft. below the existing elevations in the alley. Alley grades must be secured from the office of the City Engineer - Design Section and the grading plan drawn in conformance to said grades. Again, the same compliance with the check list included is requested.

Very truly yours,

Bruno Conegliano
Assistant City Engineer-Hydrology

BC/fs
cc - Dick Heller
Rich Leonard
Drainage File

Enclosure

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