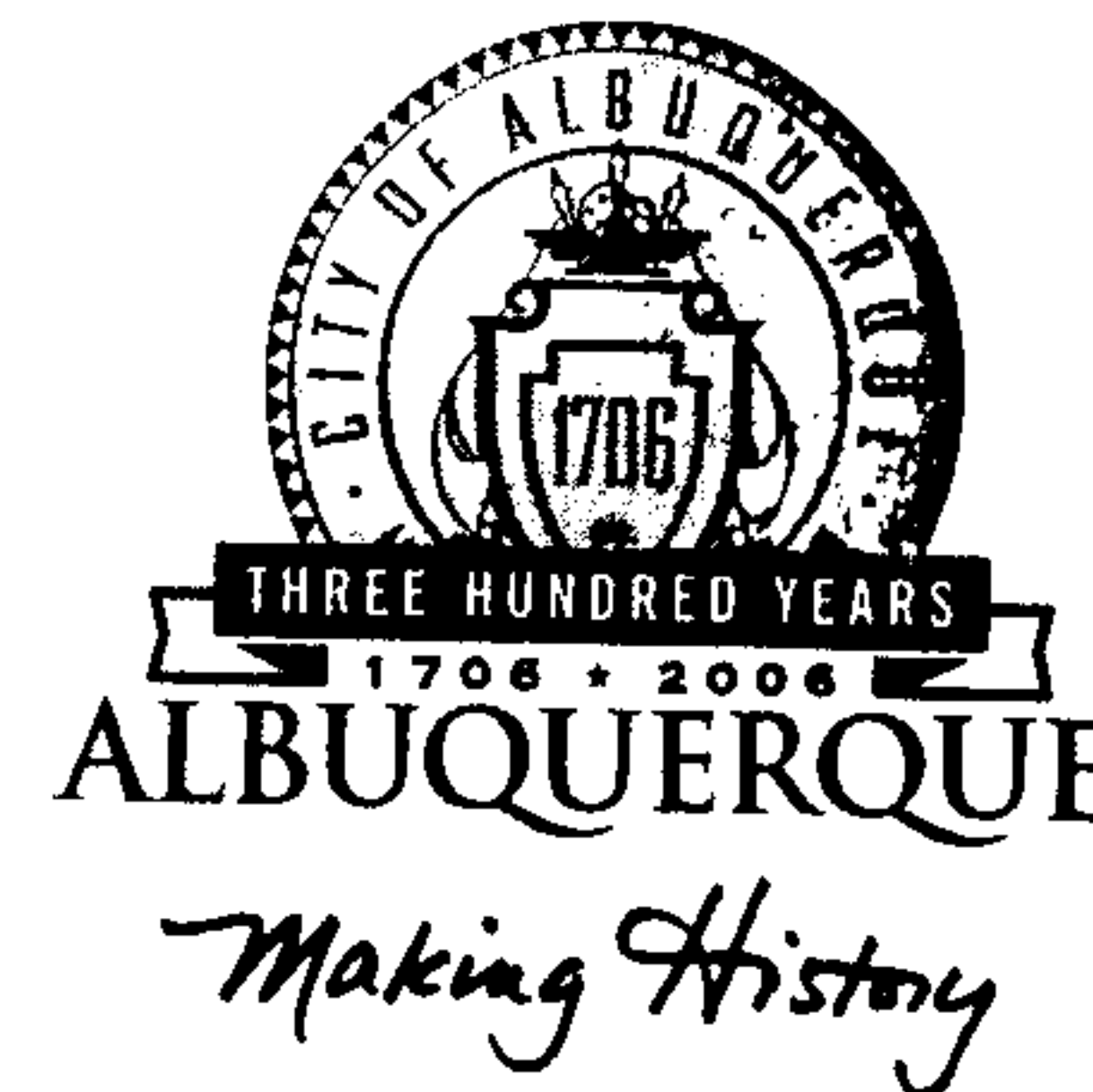


# CITY OF ALBUQUERQUE



March 25, 2005

Levi Valdez, PE  
12800 San Juan NE  
Albuquerque, NM 87123

**Re: Dago Ruiz Car Lot Add'n Grading and Drainage Plan  
Engineers Stamp 2-2-05 (J11/D31)**

Dear Mr. Valdez,

Based on information contained in your submittal dated 2-4-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist will be required.

P.O. Box 1293

If you have any questions, you can contact me at 924-3986.

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

C: file

Sincerely,

Bradley L. Bingham, PE  
Principal Engineer, Planning Dept.  
Development and Building Services

7/12  
Sgt. Holmes

Pager 843-5754

Finish Asphalt  
Paving

FAX  
768-2444

Sgt Holmes

768-2413

(P) 843-5754

FAX  
768-2161  
Sgt Holmes

Dance Industries  
701 Coors Rd  
NW

Tues AM Los Volcanes  
9 AM  
West Side Sub Sta

ROIZ  
CAR

Ralph <sup>9 AM</sup>  
Stam  
250-4376

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

R.G. Lee, Jr., P.E.  
Lee Eng., Inc.  
516 Tomasita NE  
Albuquerque, NM 87123

2. Article Number (Copy from service label)

7099 3220 0004 0001 3293

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery

Dorothy Conche 8/19/99

C. Signature

X Dorothy Conche

☐ Agent

☐ Addressee

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

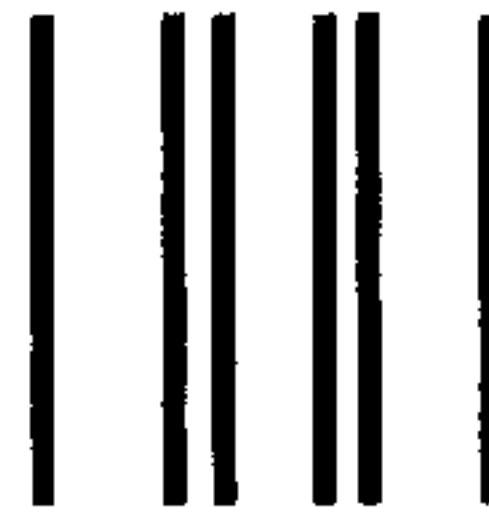
☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

**CITY OF ALBUQUERQUE**  
**PUBLIC WORKS DEPARTMENT**  
Dev & Bldg Svcs. - Stuart Reeder  
**P.O. Box 1293**  
**Albuquerque, N.M. 87103**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Dago Ruiz  
1128 Atrisco NW  
Albuquerque, NM 87105

2. Article Number (Copy from service label)

7099 3220 0004 0001 3279

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)



B. Date of Delivery

7-29-00

C. Signature



☐ Agent

☐ Addressee

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

- Sender: Please print your name, address, and ZIP+4 in this box •

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

Dev & Bldg Svcs - Stuart Reeder  
**P.O. Box 1293  
Albuquerque, N.M. 87103**

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Herman Hood  
516 Tomasita NE  
Albuquerque, NM 87123

2. Article Number (Copy from service label)

7099 3220 0004 0001 3286

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly)

Dorothy Conch

B. Date of Delivery

8/7/90

C. Signature

X

Dorothy Conch

☐ Agent

☒ Addressee

D. Is delivery address different from item 1? ☐ Yes

If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

UNITED STATES POSTAL SERVICE



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

• Sender: Please print your name, address, and ZIP+4 in this box •

**CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT**

Dev & Bldg Svcs - Stuart Reeder  
**P.O. Box 1293**  
**Albuquerque, N.M. 87103**



U.S. Postal Service

**CERTIFIED MAIL RECEIPT**

*(Domestic Mail Only; No Insurance Coverage Provided)*

**Article Sent To:**

*from Stuart*

*mailed 7.28.00 gas*

Postage

\$

Certified Fee

Return Receipt Fee  
(Endorsement Required)

Restricted Delivery Fee  
(Endorsement Required)

Total Postage & Fees

\$

Postmark  
Here

**Name (Please Print Clearly) (To be completed by maller)**

Mr. Dago Ruiz

**Street, Apt. No.; or PO Box No.**

1128 Atrisco NW

**City, State, ZIP+ 4**

Albuquerque, NM 87105

7099 3220 0004 0001 3279

## **Certified Mail Provides:**

- A mailing receipt
- A unique identifier for your mailpiece
- A signature upon delivery
- A record of delivery kept by the Postal Service for two years

### ***Important Reminders:***

- Certified Mail may ONLY be combined with First-Class Mail or Priority Mail.
- Certified Mail is not available for any class of international mail.
- NO INSURANCE COVERAGE IS PROVIDED with Certified Mail. For valuables, please consider Insured or Registered Mail.
- For an additional fee, a Return Receipt may be requested to provide proof of delivery. To obtain Return Receipt service, please complete and attach a Return Receipt (PS Form 3811) to the article and add applicable postage to cover the fee. Endorse mailpiece "Return Receipt Requested". To receive a fee waiver for a duplicate return receipt, a USPS postmark on your Certified Mail receipt is required.
- For an additional fee, delivery may be restricted to the addressee or addressee's authorized agent. Advise the clerk or mark the mailpiece with the endorsement "Restricted Delivery".
- If a postmark on the Certified Mail receipt is desired, please present the article at the post office for postmarking. If a postmark on the Certified Mail receipt is not needed, detach and affix label with postage and mail.

**IMPORTANT: Save this receipt and present it when making an inquiry.**



DA60  
RV12.



AUTO • COMMERCIAL • RESIDENTIAL GLASS & TINT

6700 Central S.E.  
Albuq., NM • 87108  
(505) 265-5653

1716 Eubank N.E.  
Albuq., NM • 87112  
(505) 298-7932

1309 Bridge S.W.  
Albuq., NM • 87105  
(505) 243-2236

320 North Main  
Belen, NM • 87002  
(505) 864-6501

Fax

265-0880

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

J-11/1031

PROJECT TITLE: DAGO RUIZ CAR LOT - Addn ZONE MAP: JH-2  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

## LEGAL DESCRIPTION:

CITY ADDRESS: 701 COORS BLVD. N.W.

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. CONTACT: LEVI VALDEZ  
GEORGE T. RODRIGUEZ CONSULTING  
 ADDRESS: 12800 SAN JUAN N.E. PHONE: 610-0593  
 CITY, STATE: ALBUQ., N.M. ZIP CODE: 87123

OWNER: DAGO RUIZ CONTACT: DAGO RUIZ  
 ADDRESS: 701 E COORS N.W. PHONE: \_\_\_\_\_  
 CITY, STATE: ALBUQ., N.M. ZIP CODE: \_\_\_\_\_

ARCHITECT: FJA DESIGN GROUP CONTACT: FRED ARAGON  
 ADDRESS: 1428 LAFAYETTE N.E. PHONE: 450-5800  
 CITY, STATE: ALBUQ., N.M. ZIP CODE: \_\_\_\_\_

SURVEYOR: ENGINEER CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: ? CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

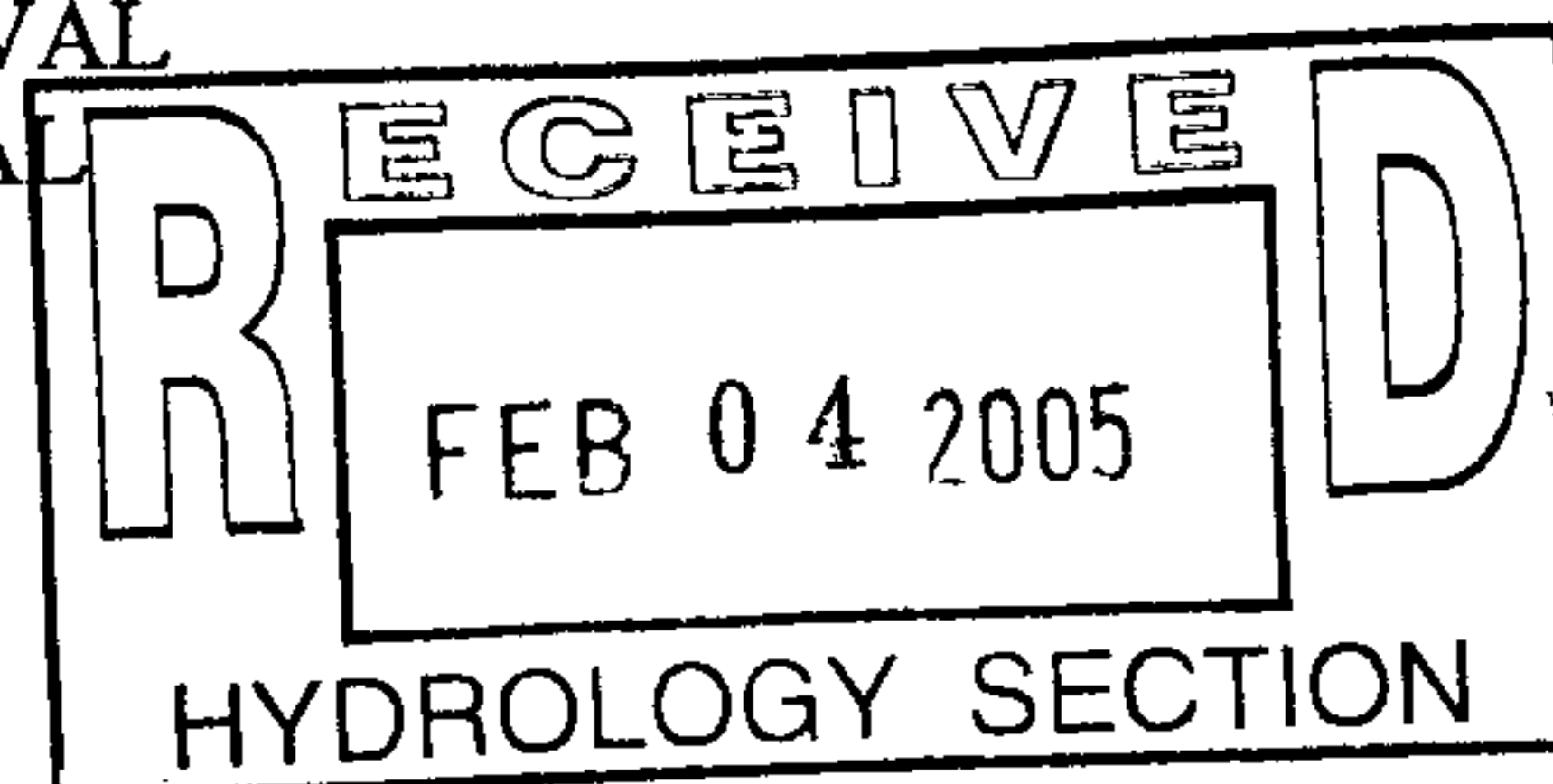
## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL G & D PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERT (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT
- ☐ ENGINEER'S CERT (TCL)
- ☐ ENGINEER'S CERT (DRB SITE PLAN)
- ☐ OTHER

BP paid ✓

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D APPROVAL
- ☐ S. DEV. FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☒ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)



## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: FEB. 5, 2005 BY: G.T. RODRIGUEZ

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.

BP <sup>issued</sup> - 2/14/05

CITY OF ALBUQUERQUE  
Public Works Department

INTER-OFFICE CORRESPONDENCE

December 14, 2000

TO: Bradley L. Bingham, PE, One Stop

FROM: Glenn Jurgensen, Superintendent, Storm Drainage Maint - PWD

SUBJECT: SO-19 PERMIT (J11/D31)

A final inspection was conducted on project (J11/D31) SO-19 project. The project was found to be in compliance with all City requirements for drainage. The request for a Certificate of Occupancy should be approved.

If you have any questions, please feel free to contact me at 291-6214.

c: file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

R.G. Lee, Jr., PE  
516 Tomasita NE  
Albuquerque, NM, 87103

**Re: Dago Ruiz Car Lot Grading and Drainage Plan  
Engineers Stamp 7-31-00 (J11/D31)  
Certification dated 9-25-00**

Dear Mr. Lee,

Based upon the information provided in your submittal dated 9-26-00, the above referenced site is approved for Certificate of Occupancy.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Sr. Engineer, Hydrology

C: file



APPLICANT'S NAME: DAGO RUIZ CAR LOT ZONE ATLAS/DRNG. FILE #: J-11 / 0031

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: 4.0 ACRES LEASE AREA PORTION OF TRACTS 163, 164 & 165 Airport Unit

CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: HOOD & COMPANY CONTACT: HERMAN HOODADDRESS: 516 TOMASITA ST. NE PHONE: 296-5397OWNER: DAGO RUIZ CONTACT: DAGO RUIZADDRESS: \_\_\_\_\_ PHONE: 720-6125

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

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  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. PLAN FOR BLDO. 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  
☐ SUBDIVISION CERTIFICATION  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 9/26/2000BY: H. HOOD

Revised 02/98

RECEIVED  
SEP 26 2000  
HYDROLOGY SECTION



• Any additional documentation which may be required for the granting of a conditional approval is in addition to, and separate from, the general construction permitting process. The required documentation must be submitted independently, by the applicant, to the cited Environmental Health program administration personnel. Verification that the approval condition(s) have been met will be required by Construction Services personnel at the time of final inspection.

**HYDROLOGY**

701 Coors N.W. J11-D31

(505) 924-3983

PLANS DISAPPROVED \_\_\_\_\_  
PLANS APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_  
DATE 8/22/00  
8/15/00

*Paul J. Brighan*

PLANS DISAPPROVED FOR THE FOLLOWING REASONS:

- ☐ Drainage report/plan required for new construction and for additions of 500 square feet or more to existing structures. See Section 14-5-2-12 of the City's Drainage Ordinance. A pre-design conference with this office is recommended.
- ☐ Follow procedures for drainage submittals as outlined on page 1, Section 17, Volume 1 of the City's Development Process Manual.
- ☐ Attach a copy of the approved drainage report/plan to each set of building plans.
- ☐ Pending approval of drainage report/plan submitted.

50-19 Field Inspected 10-11-00 *OK*  
Shawn Ferguson

**UPC, UMC, NEC**

(505) 924-3957

CODE EDITIONS (YR.):  
PC \_\_\_\_\_ UMC \_\_\_\_\_ NEC \_\_\_\_\_  
ANS DISAPPROVED \_\_\_\_\_  
ANS APPROVED \_\_\_\_\_

DATE \_\_\_\_\_  
DATE \_\_\_\_\_

PLANS CORRECTIONS REQUIRED:

August 15,2000

Brad L. Bingham P.E.  
Sr. Engineer, Hydrology  
Public Works Department  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

**RE: DAGO RUIZ CAR LOT @ FORTUNA & COORS NW (J11-D31)**

Dear Mr. Bingham:

This is a follow up letter to our meeting of August 15,2000. Again let me thank you for being attentive to my concerns pertaining to the above referenced site. As soon as all construction is completed, my Engineer will follow with a Certified As-built plan for your review and approval.

If I can be of further assistance, please feel free to call me at 720-6125.

Sincerely

  
Dago Ruiz  
OWNER

8/16/00



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

R.G. Lee, Jr., PE  
516 Tomasita NE  
Albuquerque, NM, 87103

**Re: Dago Ruiz Car Lot Grading and Drainage Plan  
Engineers Stamp 7-31-00 (J11/D31)**

Dear Mr. Lee,

Based on your submittal dated 7-31-00 and subsequent meeting on 8-15-00, you are approved for Building Permit providing you install a 6" extruded asphalt curb along Fortuna Rd. in order to better define the pond on your site.

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

Also, please provide to this office a Certified As-built after completion for our files.

If you have any questions, you can contact me at 924-3986.

Sincerely,

*Bradley L. Bingham*  
Bradley L. Bingham, PE  
Sr. Engineer, Hydrology

C: file



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

R.G. Lee, Jr., PE  
516 Tomasita NE  
Albuquerque, NM, 87103

**Re: Dago Ruiz Car Lot Grading and Drainage Plan  
Engineers Stamp 7-31-00 (J11/D31)**

Dear Mr. Lee,

Based on your submittal dated 7-31-00 and subsequent meeting on 8-15-00, you are approved for Building Permit providing you install a 6" extruded asphalt curb along Fortuna Rd. in order to better define the pond on your site.

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

Also, please provide to this office a Certified As-built after completion for our files.

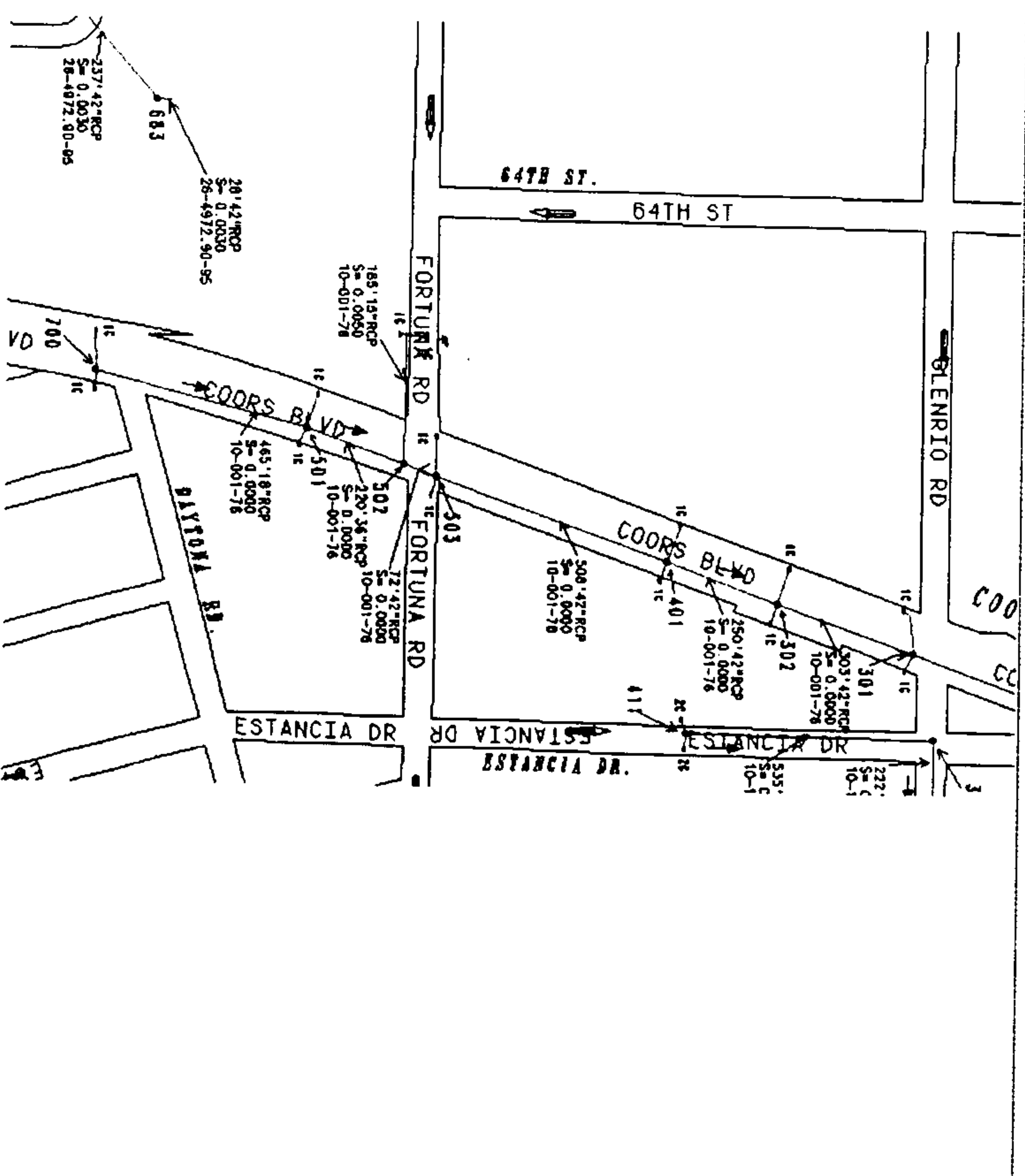
If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Sr. Engineer, Hydrology

C: file

**Plus**



\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

## TRANSMISSION OK

TX/RX NO 2637  
CONNECTION TEL 9p7682161  
SUBADDRESS  
CONNECTION ID  
ST. TIME 08/04 09:13  
USAGE T 03'35  
PGS. 6  
RESULT OK

City of Albuquerque  
Public Works Department  
505-924-3900 (main number)  
505-924-3864 (fax number)  
Development and Building Services (One Stop Shop)  
Plaza Del Sol Building, 2<sup>nd</sup> Floor  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**City of Albuquerque  
Public Works Dept.  
Dev. & Bldg. Svcs.**

# Fax

To: Off. Longorio

From: Brad B

Fax:

Pages Sent: (including this page)

6

Phone:

Date:

Time:

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

Comments:

Call if not legible



1. MEET CRITERIA OF 1 AUG 00 LETTER

2.  $Q_p$  OF 17.38 CFS

VOL 28,370 CF

3.  $Q_{g''}$  = 1.22 CFS ~~PER~~ CALCS FOR.

# Lee Engineering

516 Tomasita St. NE  
Albuquerque, New Mexico 87123

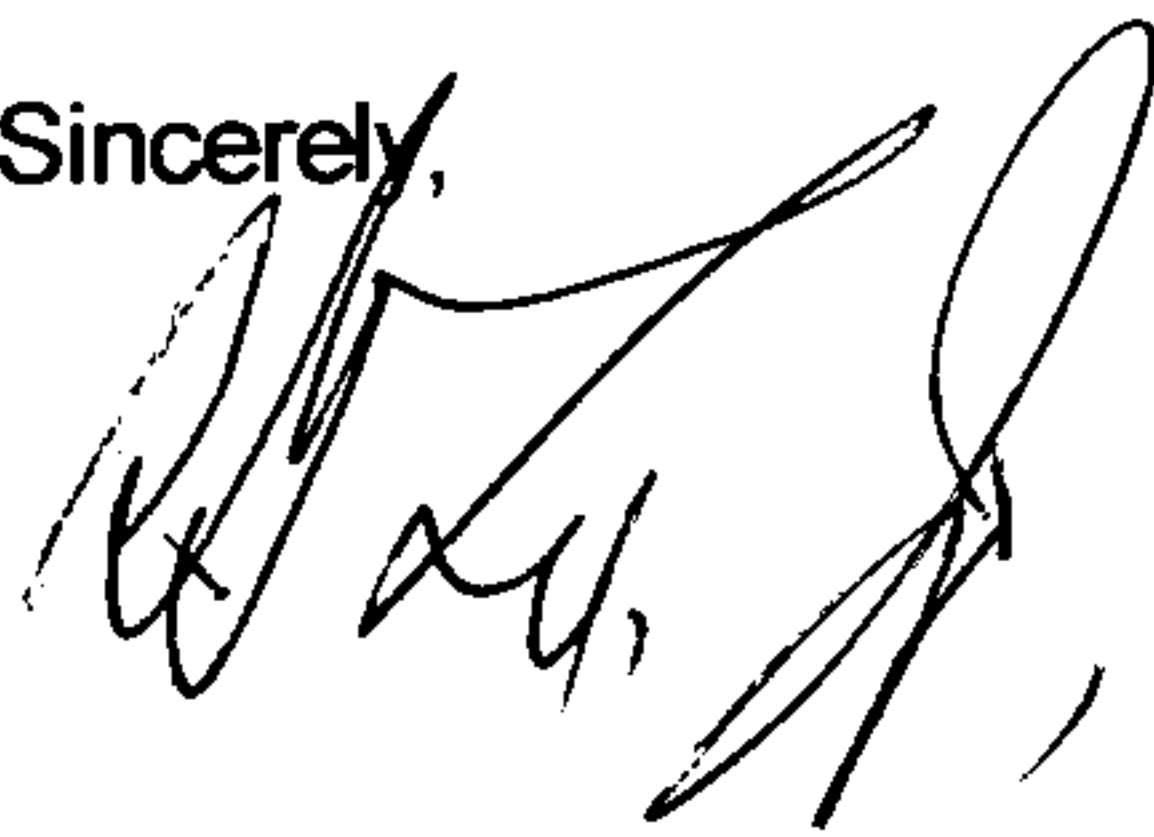
August 14, 2000

Stuart Reeder, PE  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Dear Mr Reeder:

Due to unforeseen circumstances, I cannot be present to discuss your concerns in reference to the Dago Ruiz's Car Lot on the West Side. However, Mr Herman Hood, a competent Civil Engineer Technician who works under my direct supervision can and will represent my interest in this matter. Mr Hood is versed in Mr Ruiz's hydrologic study. Please refer all questions to Mr Hood at this time. He can be reach at (505) 296-5397 or Mob (505) 280-1976.

Sincerely,



R.G. Lee, Jr., PE

**247 - 3532**



August 14, 2000

Stuart Reeder, PE  
P.O. Box 1293  
Albuquerque, New Mexico 87103

Re: Dago Ruiz Car Lot  
Drainage Plan No. J-11/D031

Dear Mr Reeder:


This is an addendum to the Drainage plan submitted for the above referenced project. This letter is to support and address existing conditions adjacent to this site (per your discussion this morning). The proposed car lot was currently a vacant lot having an area of 4.0 acres. The existing peak discharge of 11.48 cfs (or 2.87 per Ac.) as show on the plan. It is proposed to drain this site via 8" drainage pipe tied to the back of existing catch basin. This 8" pipe, when flowing flow carries 1.22 cfs, thus restricting flow into the storm drain system. At capacity, this site discharges 0.31 cfs/Ac. This is consistent to surrounding drainage concepts.

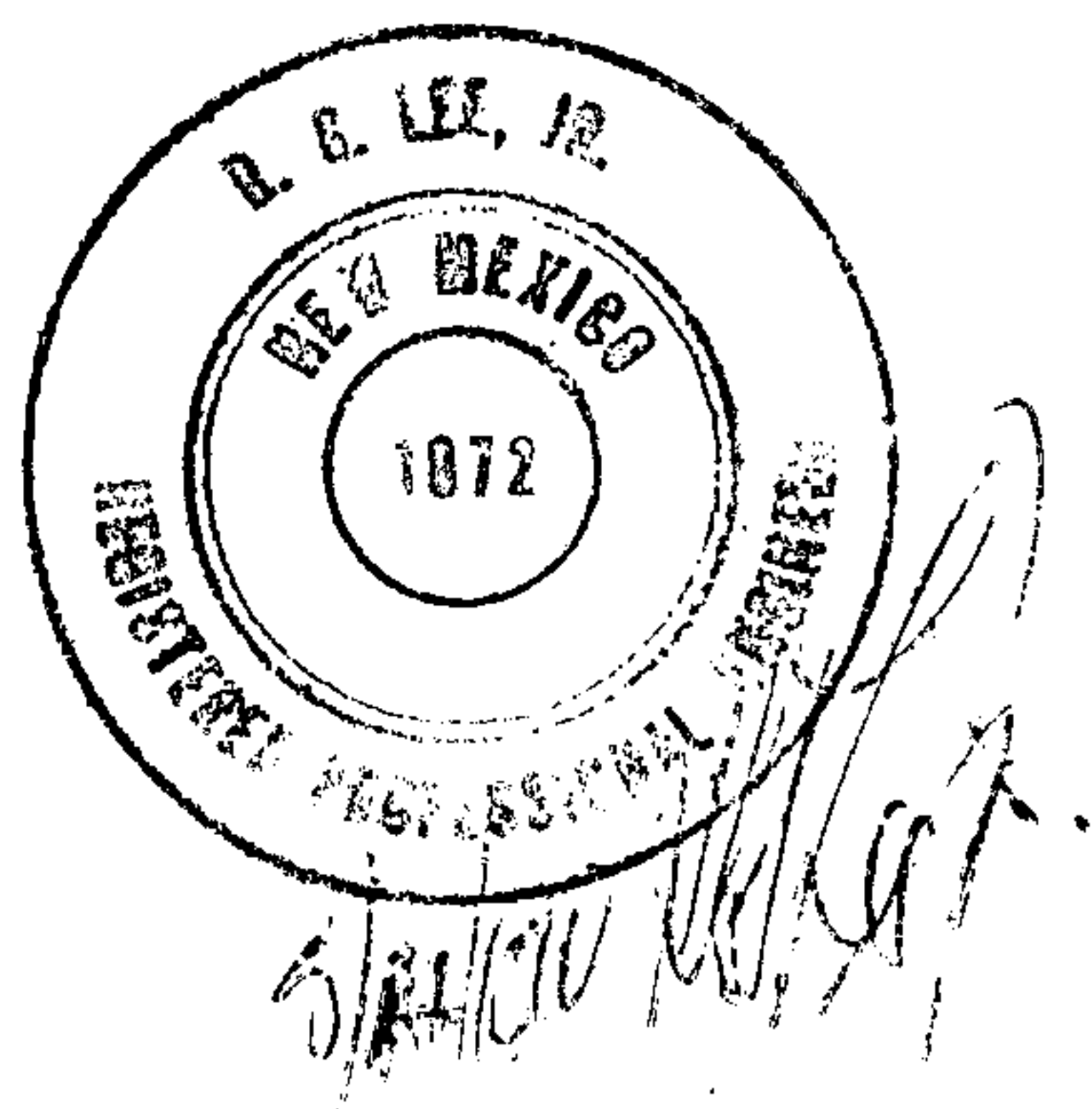
1. Drainage plan J-11/D30, Philip 66, north of this site is allowed to discharge into the storm drainage system using a 12" drainpipe. The site was allowed to discharge 4.0 cfs (2.8 cfs/Ac).
2. Drainage Plan J-11/D17a, Taco Bells Restaurant northeast from this site (with-in watershed) drains to the Coors infrastructure via a 12" drainpipe. It is allowed to discharge 1.73 cfs (1.73 cfs/Ac)
3. Drainage Plan J-11/D35, Chevron Gas Station at Iliff and Coors drains into the Coors infrastructure. 2.5 cfs is allowed to drain by 12" drainage pipe. The total discharge from this site is 3.51 cfs/Ac.
4. The Nickolson property west of the Chevron Gas Station (3.9 acres) discharge allowed was 2.0 cfs which is 0.77 cfs/acre

In addition to adjacent property comparisons, there is currently a study available at Public Works, with plans for infrastructure improvements to relieve the Coors Drainage system. The current plan, West Mesa Diversion (I40 to Blue water) will drain all run-off west of 64<sup>th</sup> street to a large pond at the intersection of 64<sup>th</sup> Street and Fortuna (Southwest corner). This will ultimately relieve the Coors infrastructures. The new infrastructure is currently gone out to bid to start construction in October of 2000, with the final completion to take place in late 2001. If you have any questions Carlos Montoya is the contact person at City Hall.

Please refer all questions to Mr Hood at this time. He can be reached at (505) 296-5397 or Mob (505) 280-1976.

Sincerely,

  
R.G. Lee, Jr., PE





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 1, 2000

R. G. Lee, P.E.  
Mr. Herman Hood  
Hood & Co.  
516 Tomasita St., NE  
Albuquerque, NM 87123

RE: GRADING & DRAINAGE PLAN FOR DAGO RUIZ CAR LOT, FORTUNA AND  
COORS (J-11/D031) ENGINEER'S STAMP UNDATED, SUBMITTED FOR  
BUILDING PERMIT AND SO 19 APPROVALS

Dear Mr. Lee,

I have reviewed your submittal of July 31, 2000, and have the following comments:

♥ The engineer's stamp is not dated, or the date has been cut off the copies we received.

The plan does not address downstream capacity of the storm drain and continues to propose free discharge despite two letters from our office stating that free discharge is not allowed.

Your proposal must address the capacity of the drainage system, establish a rate of discharge within the restrictions imposed by the conditions of the basin served by the storm drain, and design a system that detains the runoff and discharges it at a rate commensurate with such restrictions.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen

✓ file

Mr. Dago Ruiz, 1128 Atrisco, NW, 87105



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 27, 2000

Mr. Dago Ruiz  
1128 Atrisco, NW  
Albuquerque, NM 87105

via registered mail

RE: DAGO RUIZ CAR LOT, FORTUNA AND COORS (J-11/D031)  
(E-12/D016)

Dear Mr. Ruiz,

This will document our conversation of yesterday afternoon in the lobby of the Plaza del Sol.

I explained that your site was not in compliance with the City's Drainage Ordinance and that modifications to the site's Grading and Drainage Plan must be submitted to our office, and that the modifications to the site's drainage facilities must be made before any further development can take place. Your site is now constructed to free discharge to a storm drain which does not have sufficient capacity to accept such a flow.

Accordingly, please have your Grading and Drainage Plan modified immediately to mitigate the flows from your site, have the modifications constructed, and have the construction certified by a registered Professional Engineer.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Fred Aguirre, P.E., City Engineer  
Kevin J. Curran, Esq., Assistant City Attorney  
R. G. Lee, Jr., P.E., Lee Eng., Inc., 516 Tomasita, NE, 87123, reg. mail  
Mr. Herman Hood, 516 Tomasita, NE, 87123, reg. mail  
✓file



# *City of Albuquerque*

July 5, 2000

R. G. Lee, Jr., P.E.  
Herman Hood  
Lee Engineering, Inc.  
516 Tomasita St. NE  
Albuquerque, NM 87123

RE: DAGO RUIZ CAR LOT, FORTUNA AND COORS (J-11/ D031)

Dear Mr. Lee,

It has been brought to my attention that all of the commercial sites in this part of the Coors corridor must retain storm water flows on their site due to the constraints of the drainage system in Coors. A review of your drainage plan reveals that you failed to address downstream capacity in the lines in Fortuna, to which you are proposing to discharge, or downstream in Coors Boulevard.

Please address this deficiency and amend your drainage plan accordingly. We must have an approved drainage plan before we will release the Certificate of Occupancy.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
✓ File





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

June 19, 2000

R. G. Lee, Jr., P.E.  
Herman Hood  
Lee Engineering  
516 Tomasita St. NE  
Albuquerque, NM 87123

RE: GRADING & DRAINAGE PLAN FOR DAGO RUIZ CAR LOT, FORTUNA AND  
COORS (J-11/D031) ENGINEERS STAMP DATED JUNE 15, 2000  
SUBMITTED FOR BUILDING PERMIT APPROVAL AND SO 19

Dear Mr. Lee,

Based upon the information provided in your June 16, 2000, submittal, the project, referred to above, is approved for Building Permit. 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 release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Pam Lujan, Permits w/attachment  
Whitney Reiersen  
✓file



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*City Engr*

April 26, 2000

R.G. Lee, JR., P.E.  
Mr. Herman Hood  
Hood & Company  
516 Tomasita Street, NE  
Albuquerque, NM 87123

*also as  
D & U-SELL-1*

RE: REQUEST FOR ROUGH GRADING PERMIT FOR DAGO RUIZ CAR LOT (J-11/D031)

Dear Mr. Hood,

Based upon the information provided in your April 25, 2000, correspondence, the project referred to above is approved for **ROUGH GRADING PERMIT only**. Grading Permit and Paving Permit approvals will require your compliance with the conditions outlined in my April 13, 2000, letter.

Once the construction is complete, an Engineer Certification, per the DPM checklist, will be required.

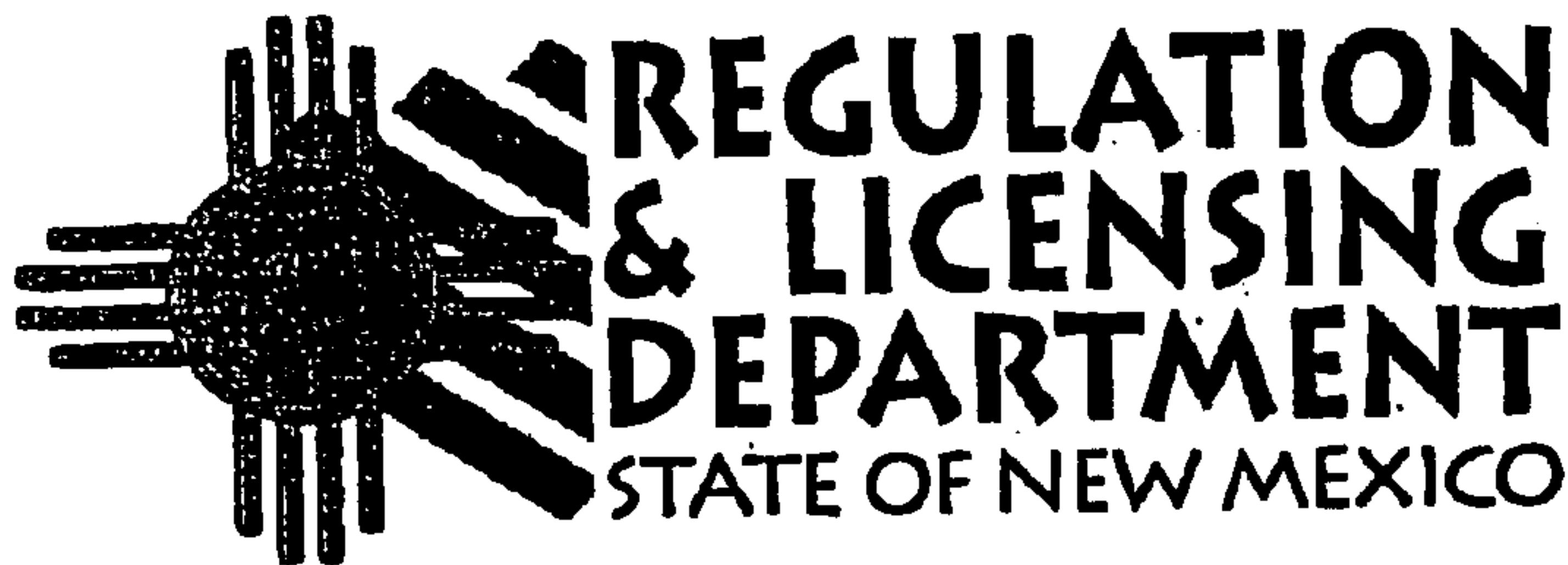
If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
✓file



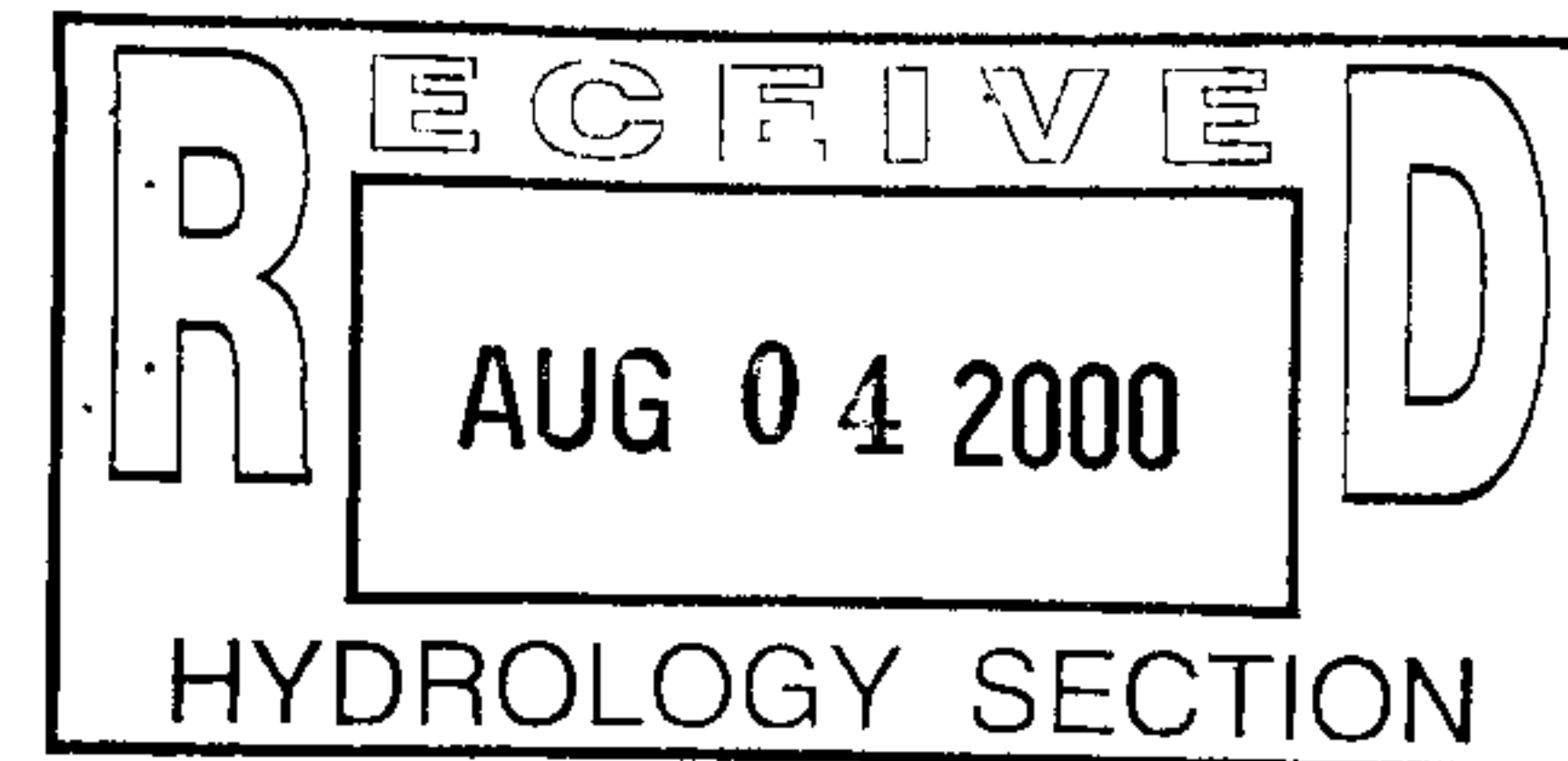
725 St. Michael's Drive 87505  
P.O. Box 25101 Santa Fe, New Mexico 87504-5101  
(505) 827-7000

Gary E. Johnson  
GOVERNOR  
Kelly S. Ward  
SUPERINTENDENT  
Jack E. Thompson  
DEPUTY SUPERINTENDENT

July 27, 2000

BY FACSIMILE to: 505-924-3967

David Steele, Chief Building Official  
City of Albuquerque  
Building & Safety Division  
600 2<sup>nd</sup> Street, N.W.  
Albuquerque, New Mexico 87102



Re: Plan Review, Permitting and Inspection of Structure(s) Located at  
701 Coors Blvd., N.W., Albuquerque, New Mexico

Dear Mr. Steele:

This letter will notify you that the Construction Industries Division (CID) is prepared, in the interests of public safety and customer service, to proceed with the necessary plan review, permitting and inspection of the structures located, or to be located, at 701 Coors Blvd., N.W., Albuquerque, New Mexico. It is CID's understanding that the structures in question are intended for commercial use, and the enterprise wishes to open for business on Monday, August 7<sup>th</sup>. Therefore, while there remains a question about whether CID or the City of Albuquerque has jurisdiction over these structures, CID will assume the necessary regulatory authority at this time without waiting for the question to be resolved.

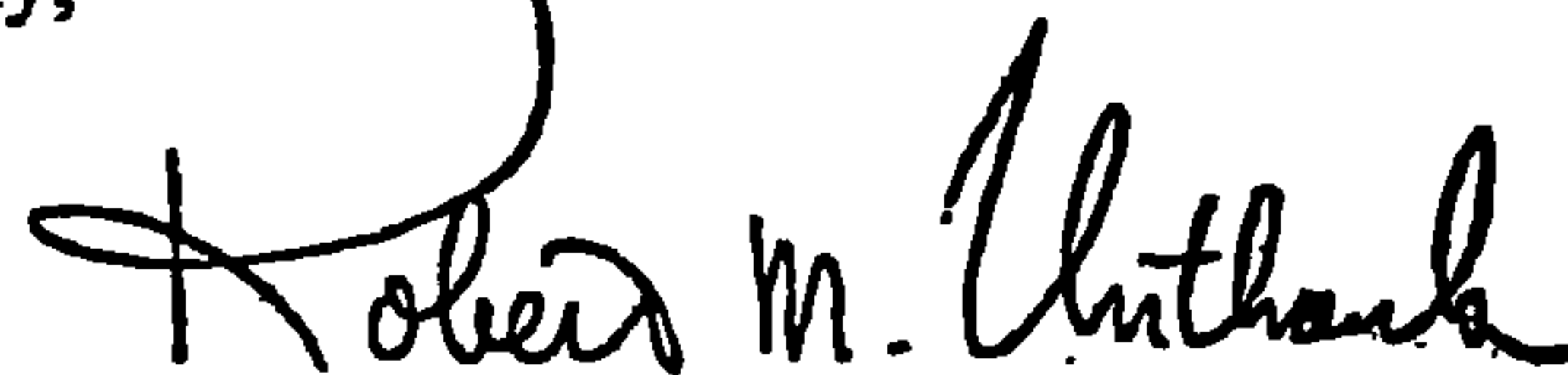
Accordingly, CID has informed Pat Bryan, the attorney for the owner of the structures, that the structures must meet the following criteria in order for a certificate of occupancy to be issued by CID:

1. The units must bear either a CID modular sticker or a HUD manufactured housing sticker and must not have been modified.
2. If the units are manufactured units, Mr. Bryan's client must present proof of licensure by Motor Vehicles Division, in order to qualify, under Section 8.5.1 of the Manufactured Housing Division Rules and Regulations, for an exemption from the requirement that the units be constructed to commercial code.

3. Two (2) copies of the blue print for all ancillary, adjacent, attached or adjoining structures, including without limitation ramps, decks, walkways, and bathrooms, must be submitted to the Albuquerque office of CID for approval and permitting. Such structures shall be required to comply with the Uniform Building Code and with all applicable accessibility standards. Such structures shall be subject to inspection for compliance with all applicable codes and standards, and no certificate of occupancy shall be issued until such inspection confirms that the structures are in compliance with such codes and standards.
4. Notwithstanding code compliance, a certificate of occupancy will not be issued prior to CID's receipt of proof of compliance with all applicable City of Albuquerque permit/inspection requirements, including without limitation, fire, hydrology, traffic and zoning requirements.
5. Pursuant to 14 NMAC 5.3, Section 8.3, the structures may not be occupied, in whole or in part, until and unless a certificate of occupancy has been issued by CID.

We at CID and MHD will look forward to meeting with you and your staff to work toward a clarification of the jurisdictional issues raised by this incident so that future confusion, and the resultant delay, in regulating these kinds of structures can be avoided. In the meantime, please do not hesitate to call me if you have questions regarding any of the foregoing.

Sincerely,



Robert M. Unthank, Director, CID/MHD

Cc: George R. "Pat" Bryan, Attorney for Dago Ruiz, by Fax to 505-242-6943  
Fermin Aragon, Chief, General Construction Bureau, CID  
CID Plan and Review Section, Santa Fe and Albuquerque Office



# DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: D4B U Sell-it ZONE ATLAS/DRNG. FILE #: J-11 / D31

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: 00.0254520

LEGAL DESCRIPTION: \_\_\_\_\_

CITY ADDRESS: 701- COORS NW

ENGINEERING FIRM: HOOD & Co. CONTACT: Herman Hood or RG Lee

ADDRESS: \_\_\_\_\_ PHONE: 296-5397

OWNER: Dago Ruiz CONTACT: DAGO

ADDRESS: 1128 Atrisco NW PHONE: 720-6125

ARCHITECT: Fred Aragon CONTACT: Fred

ADDRESS: \_\_\_\_\_ PHONE: 450-5800

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

CONTRACTOR: D260 Ruiz D&B Inc. CONTACT: \_\_\_\_\_

ADDRESS: 6700 Central NW PHONE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☒ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER Resubmittal

**PRE-DESIGN MEETING:**

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

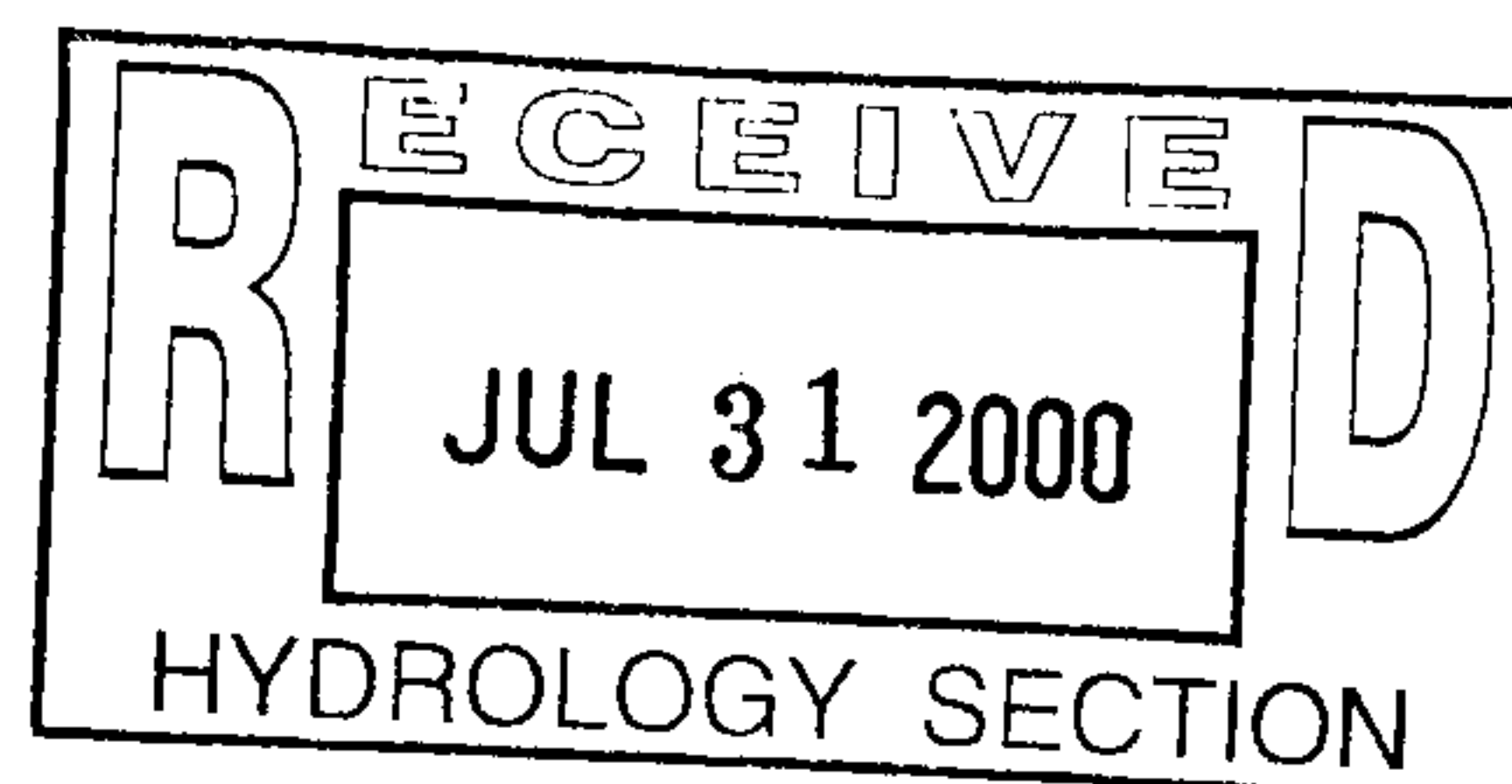
**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ 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
- ☐ SUBDIVISION CERTIFICATION
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 7/31/90 TO

BY: [Signature]

Revised 02/98



Circular Channel Analysis & Design  
Solved with Manning's Equation

Open Channel - Uniform flow

Worksheet Name: DAGO RUIZ PROJECT

Comment: SOLVE FOR ORFICE CONTROL TO INLET

Solve For Full Flow Capacity

Given Input Data:

Diameter.....	0.67 ft
Slope.....	0.0100 ft/ft
Manning's n.....	0.013
Discharge.....	1.22 cfs

Computed Results:

Full Flow Capacity.....	1.22 cfs
Full Flow Depth.....	0.67 ft
Velocity.....	3.47 fps
Flow Area.....	0.35 sf
Critical Depth....	0.52 ft
Critical Slope....	0.0110 ft/ft
Percent Full.....	100.00 %
Full Capacity.....	1.22 cfs
QMAX @.94D.....	1.32 cfs
Froude Number.....	FULL



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

*City Eng'r*

June 19, 2000

R. G. Lee, Jr., P.E.  
Herman Hood  
Lee Engineering  
516 Tomasita St. NE  
Albuquerque, NM 87123

RE: GRADING & DRAINAGE PLAN FOR DAGO RUIZ CAR LOT, FORTUNA AND  
COORS (J-11/D031) ENGINEERS STAMP DATED JUNE 15, 2000  
SUBMITTED FOR BUILDING PERMIT APPROVAL AND SO 19

Dear Mr. Lee,

Based upon the information provided in your June 16, 2000, submittal, the project, referred to above, is approved for Building Permit. 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 release of the Certificate of Occupancy, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Pam Lujan, Permits w/attachment  
Whitney Reiersen  
✓file

City of Albuquerque  
Public Works Department  
505-924-3900 (main number)  
505-924-3864 (fax number)  
Development and Building Services (One Stop Shop)  
Plaza Del Sol Building, 2<sup>nd</sup> Floor  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

**City of Albuquerque  
Public Works Dept.  
Dev. & Bldg. Svcs.**

# Fax

To: DAGO Ruiz From: STUART REEDER  
Fax: 265-0880 Pages Sent: (including this page) 2  
Phone: \_\_\_\_\_ Date: 6/19/00  
Time: 1500

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Comments:

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J-11/D31



## DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: DAGO RUIZ ZONE ATLAS/DRNO. FILE #: J11/D31

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Southerly Portion of Tr 163, 164, 165, Airport Unit.CITY ADDRESS: 701- CoorsENGINEERING FIRM: LEE Engineering CONTACT: Herman HoodADDRESS: 516 Tompkins St. NE PHONE: 280-1976OWNER: Dago Ruiz CONTACT: DAGO RUIZADDRESS: \_\_\_\_\_ PHONE: 720-6125

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

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:

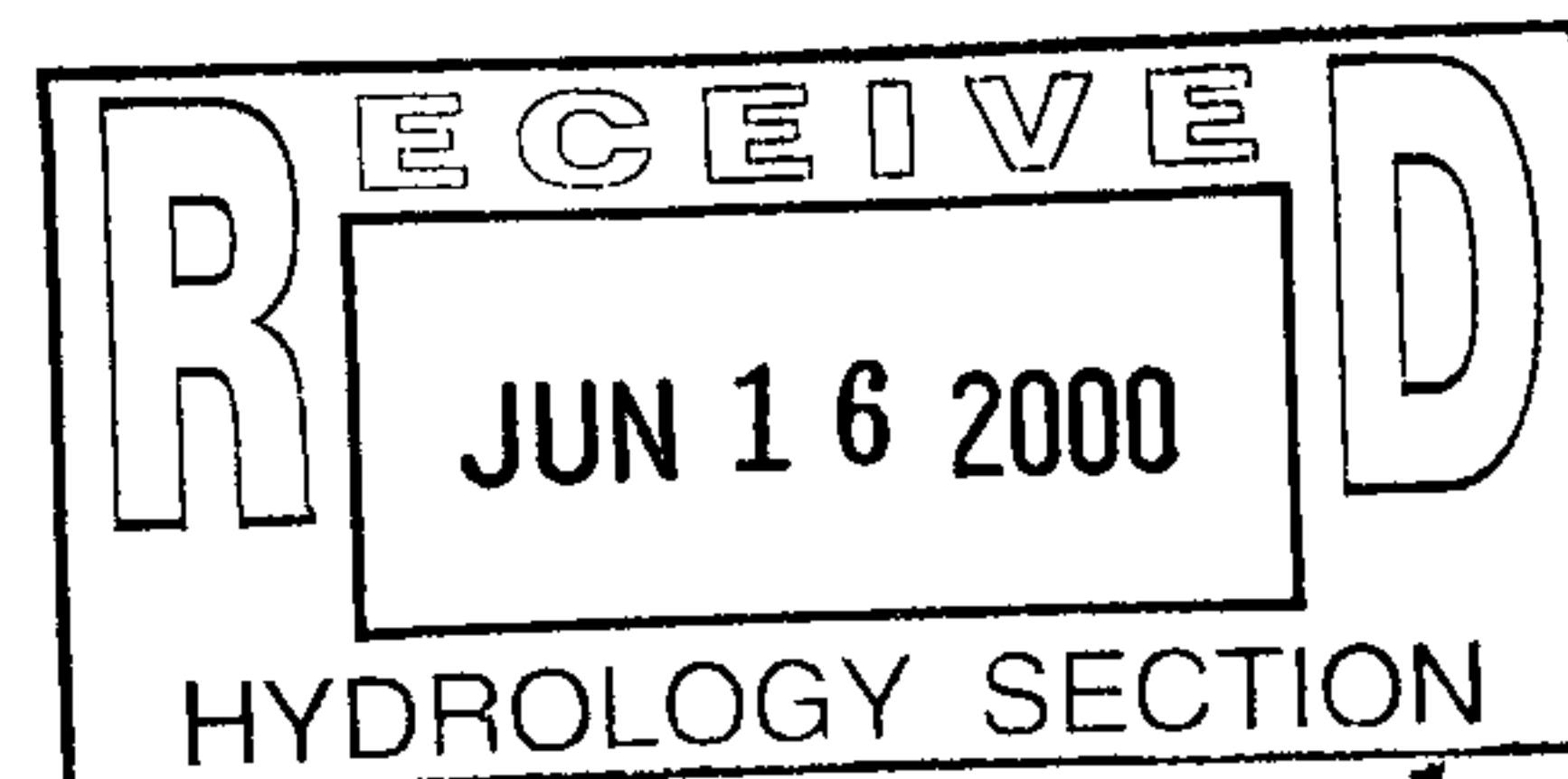
- ☐ YES  
☒ NO  
☐ COPY PROVIDED

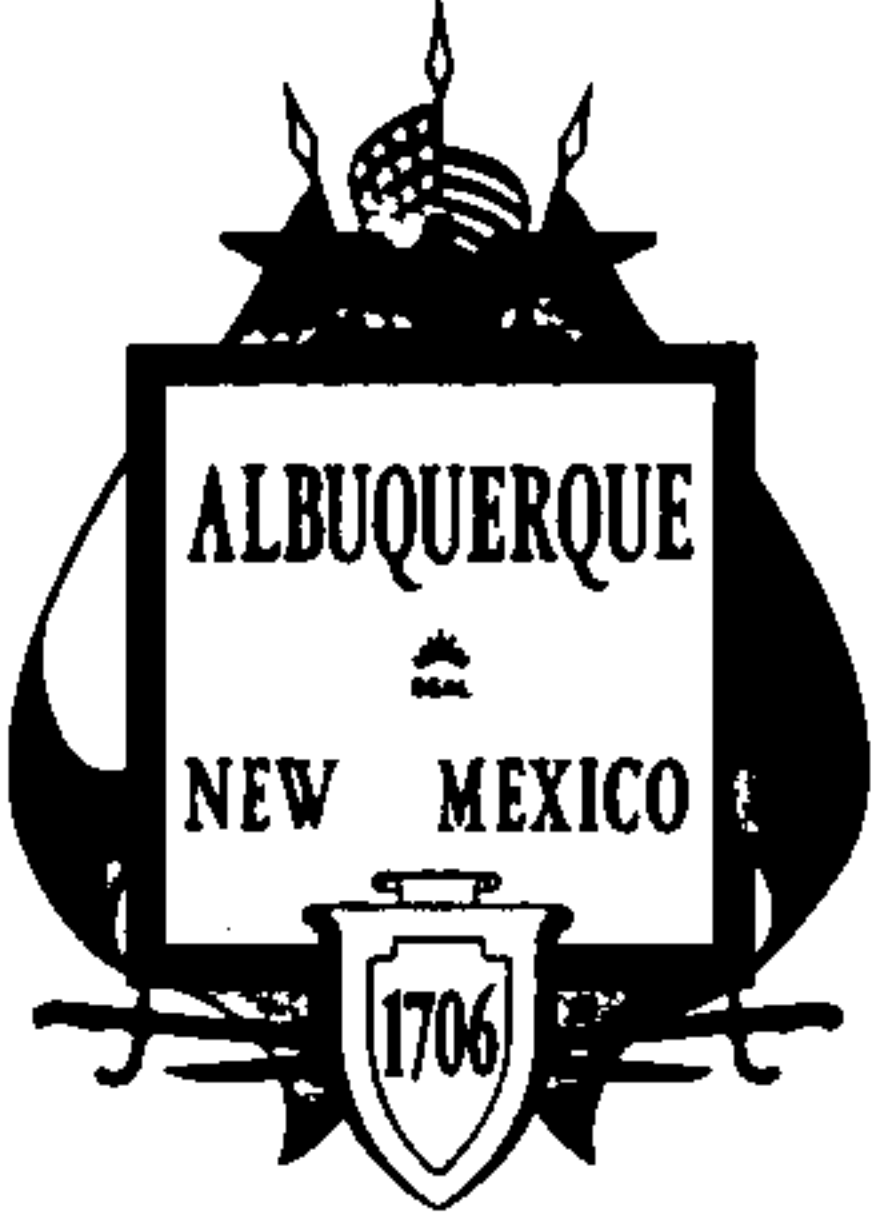
## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D APPROVAL  
☐ S. DEV. PLAN FOR BLDO. PERMIT APPROVAL  
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☐ 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  
☐ SUBDIVISION CERTIFICATION  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: June 16, 2000BY: Herman Hood

Revised 02/96





# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 26, 2000

R.G. Lee, JR., P.E.  
Mr. Herman Hood  
Hood & Company  
516 Tomasita Street, NE  
Albuquerque, NM 87123

also as  
D & B U-SELL-IT

RE: REQUEST FOR ROUGH GRADING PERMIT FOR DAGO RUIZ CAR LOT (J-11/D031)

Dear Mr. Hood,

Based upon the information provided in your April 25, 2000, correspondence, the project referred to above is approved for **ROUGH GRADING PERMIT only**. Grading Permit and Paving Permit approvals will require your compliance with the conditions outlined in my April 13, 2000, letter.

Once the construction is complete, an Engineer Certification, per the DPM checklist, will be required.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
✓file

## HOOD &amp; COMPANY

April 25, 2000

Stuart Reeder, PE  
City of Albuquerque, Public Works  
Hydrology Division  
Albuquerque, New Mexico 87401

Re: J-11/D031

Mr. Reeder,

Please allow me to reiterate our conversation this morning. We have submitted for the City's approval on a Grading and Drainage Plan for the Dago Ruiz Car Lot proposed at Coors and Fortuna St. NW. Our submittal was approved on concept, however there were three comments to address. One comment requires addition fieldwork and we need some time to address this concern adequately.

Our client is very interested clearing existing vegetation from this and this requires a rough grading approval from your office. It is therefore; we are requesting a rough grading approval at this time. We will submit to you the revised Grading and Drainage Plan for Building Permit no later than the first week of May.

Respectively submitted,



Herman Hood



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 13, 2000

R.G. Lee, Jr., P.E.  
Mr. Herman Head  
Hood & Company  
516 Tomasita St., NE  
Albuquerque, NM 87123

RE: GRADING AND DRAINAGE PLAN FOR DAGO RUIZ CAR LOT (J-11/D031)  
ENGINEER'S STAMP DATED 4/10/2000, SUBMITTED FOR GRADING PERMIT AND  
PAVING PERMIT

Dear Mr. Lee,

I have reviewed your submittal, referred to above, and have the following comments:

1. Please use more than one contour line to show existing and proposed topography. Per DPM criteria, contour lines should extend a minimum of 25' onto adjacent properties.
2. Under existing conditions, please discuss whether offsite flows enter the site, and, if so, quantify them and discuss how they will be handled.
3. If a berm is to be built as part of the grading of this site, it must be shown on the plan along with a typical section.

Your plan is acceptable in concept, it just requires more information. Please consult the DPM for details.

If you have any questions, please call me at 924-3988.

Sincerely,

*Stuart Reeder, P.E.*

Stuart Reeder, P.E.  
Hydrology Division

xc: Whitney Reiersen  
File



## DRAINAGE INFORMATION SHEET

APPLICANT'S NAME: Dago Ruiz Car Lot ZONE ATLAS/DRNG. FILE #: J-11 / D031

DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: Southerly Portion of Tract 163, 164, and 165 Airport Unit

CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Hood & Company CONTACT: Herman HoodADDRESS: 516 Tomasita St. NE PHONE: 296-5397OWNER: Dago Ruiz CONTACT: DagoADDRESS: \_\_\_\_\_ PHONE: 720-6125

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

## TYPE OF SUBMITTAL:

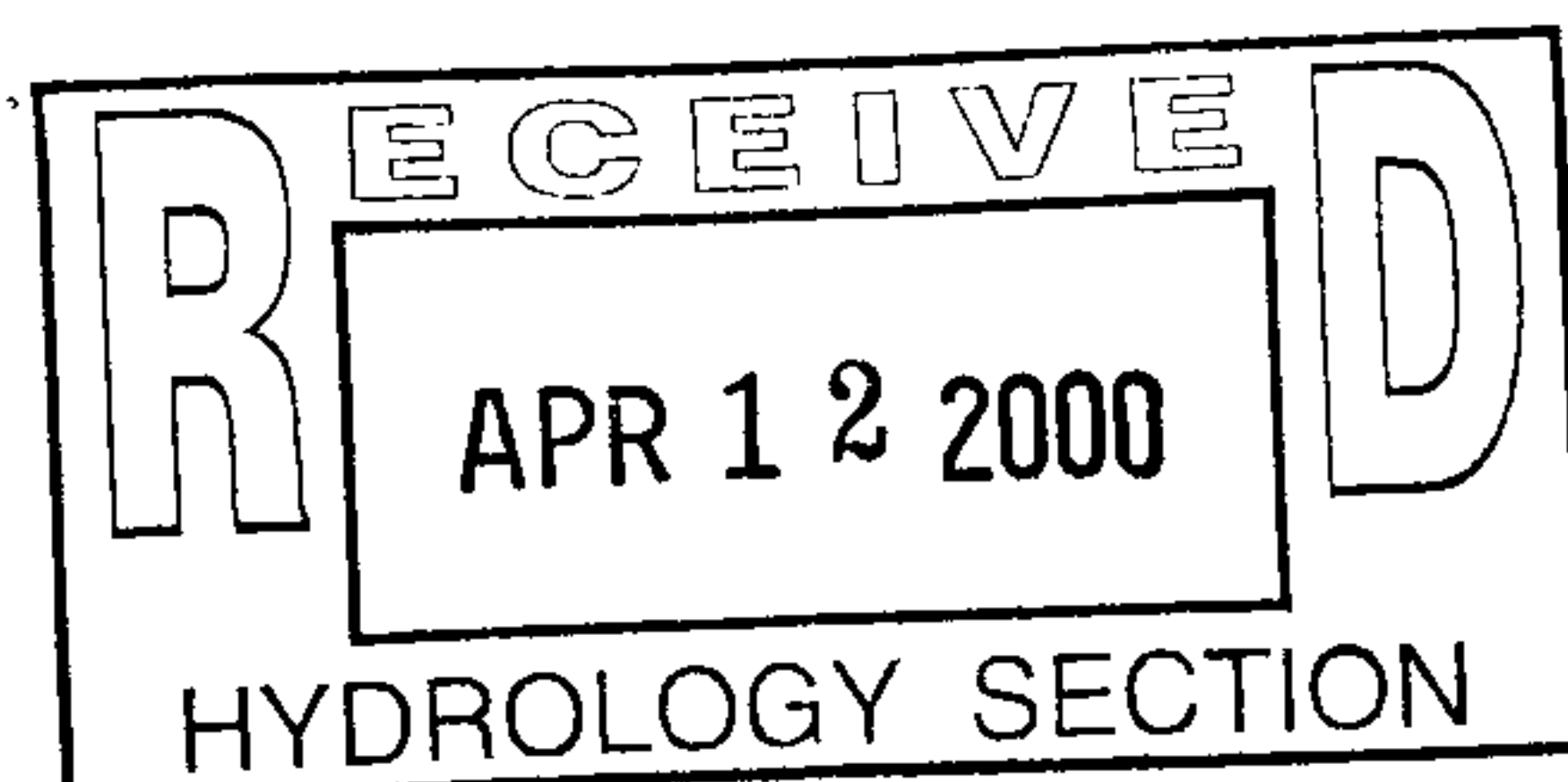
- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☒ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER \_\_\_\_\_

## PRE-DESIGN MEETING:

- ☒ YES  
☒ NO  
☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ 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  
☐ SUBDIVISION CERTIFICATION  
☐ OTHER ROUGH GRADING (SPECIFY)

DATE SUBMITTED: April 12, 2000BY: Dago Ruiz (Owner)

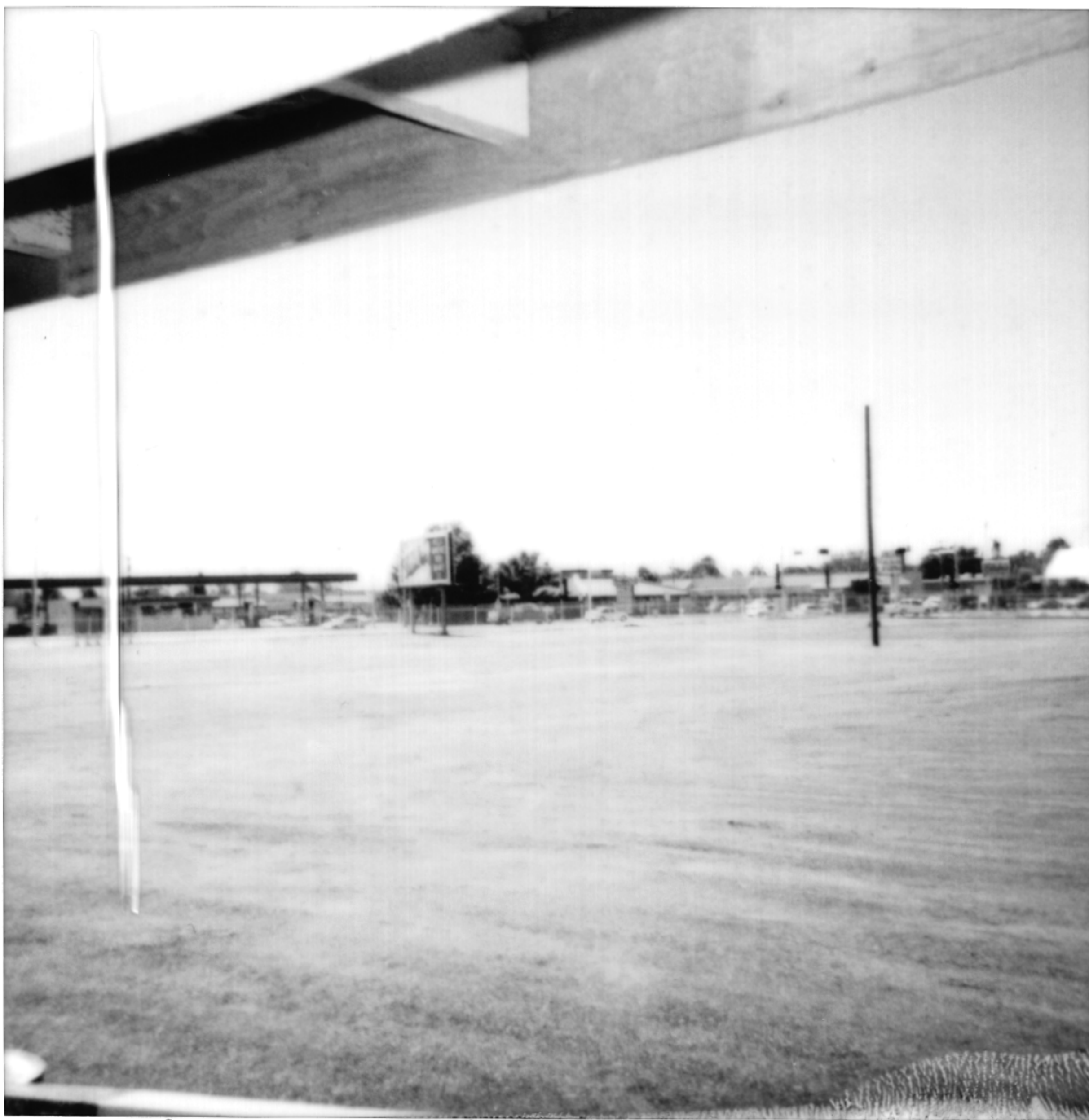


7/5/00 JUL/D 31  
Looking North toward  
offices



7/5/00 J11/D31 Looking  
SW toward 64th St  
& Fortuna





7/5/00 J11/D31 Looking  
SE toward Coors &  
Fortuna

West Mesa H S



7/5/00 J11/D31  
Looking westerly  
towards H.S.