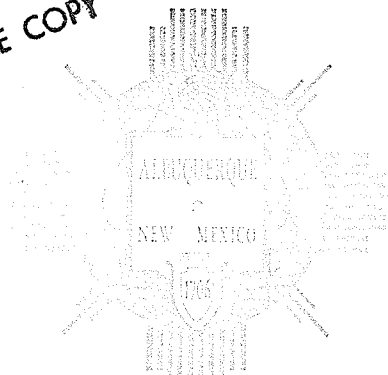


FILE COPY

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



KEN SCHULTZ
MAYOR

December 20, 1988

Levi Valdez
Rodriguez & Associates
122 Washington, SE
Albuquerque, New Mexico 87108

RE: GRADING/PAVING FOR EL BUEN SAMARITANO UNITED METHODIST CHURCH
(J-14/D76) ENGINEER'S STAMP DATED DECEMBER 12, 1988

Dear Mr. Valdez:

Based on the information provided on your submittal of December 12, 1988, the above referenced plan is approved for Grading/Paving.

I have contacted Richard Dinson (Planning Department) and Victoria Prinz (Development Division) to inquire as to the meaning of the access provisions required by E.P.C. for Lot 1-C, 1-D, and Lot 4-A. They have advised me that they are considered for pedestrian traffic and not vehicular traffic. It would be advisable to consider installing railroad steps at each location for easy access onto the church parking area.

Also, please be advised that there is a separate permit required for construction within City right-of-way. A copy of this approval letter must be available when applying for the excavation permit.

Upon completion of the project, please advise your client to contact our office to request an inspection. Please provide the file number when requesting the inspection.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

Bernie J. Montoya
Bernie J. Montoya, C.E.
Engineering Assistant

xc: Becky Sandoval
BJM/bsj
(WP4789)

City of Albuquerque
Planning Department
Planning Division
P.O. Box 1293, Albuquerque, New Mexico 87103

Date: January 11, 1988

NOTIFICATION OF DECISION

El Buen Samaritano Church
700 Granite NW
Albuquerque, NM 87102

File: SD-76-6-9/Z-87-179

Location: Lot A and portions of Lot D, 344 & 345, Block 32, Perfecto Armijo & Brothers Addition, located between Marble and Granite, NW and between 7th Street and 8th Street, NW containing approximately .2350 acres. (J-14)

On January 7, 1988, the Environmental Planning Commission voted to approve an amendment to the Downtown Neighborhood Area Sector Development Plan and a zone map amendment from SU-2/TH to SU-2 for SU-1 for Church and Related Facilities and approved the site development plan based on the following findings and subject to the following Conditions:

Findings:

1. The site plan as submitted meets the requirements of the Environmental Planning Commission that adequate Site Development and Landscaping Plan be provided for review.
2. The proposal meets the requirement that the provision of Section 1, D of Resolution 270-1980 be met for a zone change be granted: a different use category is more advantageous to the community, since needed off-street parking will be provided, and currently blighted area will be renovated.

Conditions/Site Development Plan:

1. A drainage plan for the parking lot must be submitted before final approval is given.
2. A lighting scheme showing that adequate parking lot lighting will be installed, without negatively impacting adjacent properties, must be provided.
3. The driveway from the western portion of the parking lot onto Granite must be 24 feet wide instead of 20 feet.
4. A walkway from the southern lot through to the sidewalk on 7th Street should be provided in the landscaping strip adjacent to the church building, for safer pedestrian access.
5. Any existing curb cuts which will not be used by the proposed development should be eliminated.
6. An appropriate sidewalk and/or ramp should be provided from the handicapped parking spaces at the northern end of the parking area to the doorway on the north of the church building, so that handicapped access is not through the driveway.
7. The triangular planting slip adjacent to the southwest corner of the church building should be cut down in size on the portion facing the parking lot for better visibility.
8. The location of the refuse container must be indicated.
9. Rear access for properties at 709, 711 Marble, NW, and 1012 8th Street NW shall be provided.
10. The zone change is effective only if the lot size variances are approved for Lot 345 and Lot D, Block 32, Perfecto Armijo & Brothers Addition.

OFFICIAL NOTICE

DECISION ON A REQUESTED SPECIAL EXCEPTION
AS PROVIDED BY THE COMPREHENSIVE CITY ZONING CODE
CHAPTER 7, ARTICLE XIV, REVISED ORDINANCES OF ALBUQUERQUE, NM 1974

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
PLANNING DIVISION
PO BOX 1293, ALBUQUERQUE, NM 87103

EL Buen Samaritano requests variance to the lot area requirements to allow replatting of Lot D, Lot 345 and the easterly ten (10) feet of Lot 344, Block 32, Perfecto Armijo Brothers Addition, zoned SU-2/TH and located at 707 and 709 Marble Avenue, NW (J-14)

Decision No: ZA-88-17
Hearing Date: 01-06-88
Decision Date: 01-20-88

FINDINGS: Applicant owns adjacent properties that are the subject of a request for a zone map amendment from SU-2/TH to SU-2/SU-1 for Church and Related Facilities (Z-87-79). The Environmental Planning Commission (EPC) has approved the amendment and a site development plan for the premises subject to a set of nine conditions related to the site plan and one provision that the zone change from SU-2/TH to SU-2 for SU-1 for a Church and Related Facilities is effective only if this variance to the lot size requirements is approved.

The proposed variances would allow parts of these lots to be incorporated in the church parking lot. The result would be improved parking for the church that should reduce the congestion in nearby streets. The EPC required access thru the church parking lot to properties located at 709 Marble, NW, 711 Marble, NW and 1012 Eighth Street, NW. If this condition is met, the proposed variances would be consistent with the intent and purpose of the Zone Code and the Downtown Neighborhood Area Sector Development Plan. The resulting lots will differ from development which would ordinarily be permitted no more than is necessary to overcome the practical difficulty and unnecessary hardship created by the exceptional conditions and use of these parcels and of the church properties prior to the adoption of the Downtown Neighborhood Area Sector Development Plan.

DECISION: The proposed reduction in lot sizes for Lots D and 345 are approved provided the site development plan required for the church is given final approval and then a properly approved subdivision plat is filed with the Bernalillo County Clerk's Office. The filed plat shall properly allow rear yard access to Lot D, Lot 345, and any other lot so designated by the EPC.

If you wish to appeal this decision you may do so by February 4, 1988, in the manner described below.

Appeal is to the Environmental Planning Commission within 15 days of the decision.


A filing fee of \$50.00 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Environmental Planning Commission within 60 days of its filing. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to approval of an application. To receive this approval the applicant agrees in writing to return building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision when you apply for any related building permit or occupation tax number.

Approval of a conditional use or variance application is void after one year from date of approval if the rights and privileges granted thereby have not been executed or utilized.


Lloyd D. Barlow
Zoning Hearing Examiner

LDBV8847L18

cc: El Buen Samaritano, 700 Granite, NW, Albuquerque, NM 87102
Fred Sanchez, 2119 Menaul Boulevard, NE, Albuquerque, NM 87107
Lou Moya, 1911 Wyoming Boulevard, NE, Albuquerque, NM 87112
David Stein, 712 Marble, NW, Albuquerque, NM 87102
Robert E. Romero, Zoning Enforcement Officer

DRAINAGE INFORMATION SHEET

PROJECT TITLE: EL BUEN SAMARITANO UNITED METHODIST CHURCH ZONE ATLAS/DRNG. FILE #: J-14/ D76

LEGAL DESCRIPTION: LOT "I-A", BLK. 32, PERFECTO ARMIJO & BROTHERS ADD.

CITY ADDRESS: 700 GRANITE N.W., ALBUQUERQUE, NEW MEXICO

ENGINEERING FIRM: LEVI J. VALDEZ, P.E. RODRIGUEZ & ASSOCIATES CONTACT: MR. VALDEZ MR. RODRIGUEZ

ADDRESS: 2500 GARFIELD S.E. - #5 ALBUQUERQUE, N.M. 87106 PHONE: 266-3830

OWNER: EL BUEN SAMARITANO METHODIST CHURCH CONTACT: NOE E. GONZALEZ

ADDRESS: 700 GRANITE N.W. ALBUQUERQUE, N.M. PHONE: 242-5775

ARCHITECT: ROBERT C. TORRES & ASSOC. CONTACT: MR. ROBERT TORRES

ADDRESS: 1801 LOMAS BLVD. N.W. ALBUQUERQUE, N.M. 87104 PHONE: 243-3756

SURVEYOR: JOHN B. TORRES RODRIGUEZ & ASSOCIATES CONTACT: MR. TORRES MR. RODRIGUEZ

ADDRESS: 2500 GARFIELD S.E. - #5 ALBUQUERQUE, N.M. PHONE: 266-3830

CONTRACTOR: ? CONTACT: _____

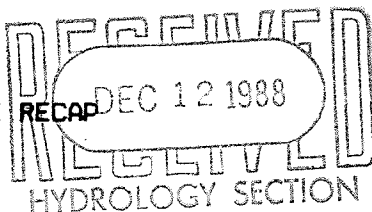
ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE SHEET PROVIDED



DRB NO. V-87-12 DRB-87-24

EPC NO. 87-179-1 Richard DeLeon

PROJ. NO. _____ Victoria Prince

2A-88-17

TYPE OF SUBMITTAL:

☒ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: DECEMBER 12, 1988

BY: RODRIGUEZ & ASSOCIATES

BURTON ENGINEERS, INC.

P. O. BOX 75310 STATION 14 ALBUQUERQUE, NM 87194
(505) 836-6540

Inlet Capacity - El Buen Samaritano Church

Seelye - 18-27 - Data Book for Civil Engineers
Volume One - John Wiley & Sons, Inc. - 1960

Capacity - Type 3 Opening Area - 100 sq. in.

$$Q = CA \sqrt{2gh} \times .67 = (0.6) \left(\frac{100}{144} \right) \sqrt{(62.4) \cdot 3} \cdot (.67)$$

$$4" \text{ Head Water} = (0.417) (2.9) = 1.2 \text{ cfs}$$

$$\text{Flow} - Q = JA \quad Q = (1.6) .3742 = 0.60 \text{ cfs.} = 50\%$$

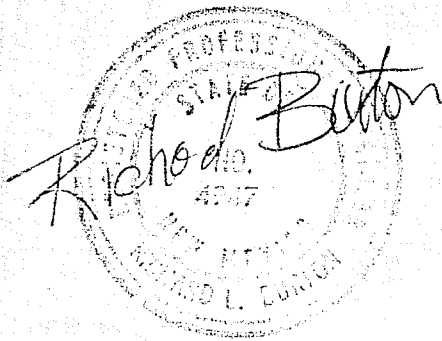
Inlet would be at 1/3 capacity.

WPCF Manual of Practice A09 - Design of Construction of Storm
Sewers - Joint Committee of the
WPRF and ASCE 1970.

Page 100 - Use Slope - 1%

Flow - $Q = 1.6$ cfs.

Inlet would be at 37.5% equity.



9.8.88

GRADING AND DRAINAGE PLAN
FOR NEW PARKING LOT
EL BUEN SAMARITANO
UNITED METHODIST CHURCH
(7TH STREET N.W. & GRANITE AVENUE N.W.)
ALBUQUERQUE, NEW MEXICO
DECEMBER, 1988

RECEIVED
MAR 14 1989
HYDROLOGY SECTION

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