

# CITY OF ALBUQUERQUE



January 16, 2008

Richard Bennett, R.A.  
Rick Bennett Architects  
1104 Park Ave. SW  
Albuquerque, NM 87102

**Re: Kellys Liquor, 1420 Juan Tabo Blvd NE, Traffic Circulation Layout  
Architect's Stamp dated 9-06-07 (J22-D024A)**

Dear Mr. Bennett,

Based upon the information provided in your submittal received 1-14-08, the proposed changes to the above referenced site do not require a Traffic Circulation Layout.

P.O. Box 1293

If you have any questions, you can contact me at 924-3991.

Albuquerque

New Mexico 87103

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

C: File

Sincerely,

Kristal D. Metro, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV 12/2005)

J-22/DO24A

PROJECT TITLE: KELLYS LIQUOR ZONE MAP: J-22-2  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: TRACT B-2, EASTRIDGE, UNIT 4, SECTION 15, T. 10 N., R. 4 E., N.M.P.M  
 CITY ADDRESS: 1420 JUAN TABO BLVD NE

ENGINEERING FIRM: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

OWNER: LEE INVESTMENTS, INC CONTACT: CHARLIE LEE  
 ADDRESS: 9411 COORS RD NW PHONE: 505-690-2699  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87114

ARCHITECT: RICK BENNETT ARCHITECTS CONTACT: David McEachern  
 ADDRESS: 1104 PARK AVE SW PHONE: 505-242-1859  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87102

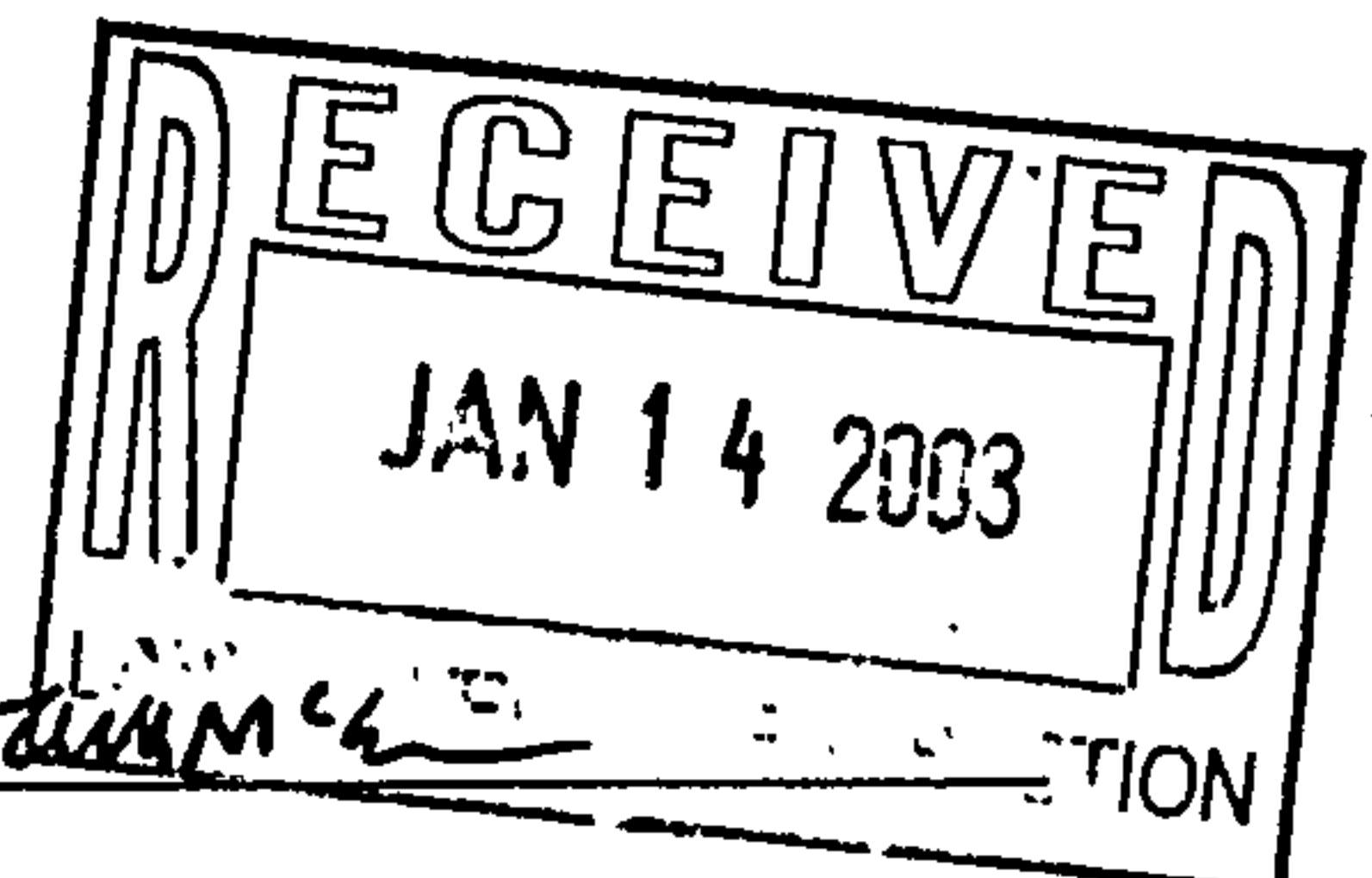
SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

CONTRACTOR: BENNETT CO CONTACT: AARON BENNETT  
 ADDRESS: 5109 CRESTVIEW PL. PHONE: 505-238-0918  
 CITY, STATE: ALBUQUERQUE, NM ZIP CODE: 87105

<p><b>TYPE OF SUBMITTAL:</b></p> <p>_____ DRAINAGE REPORT</p> <p>_____ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL</p> <p>_____ DRAINAGE PLAN RESUBMITTAL</p> <p>_____ CONCEPTUAL G &amp; D PLAN</p> <p>_____ GRADING PLAN</p> <p>_____ EROSION CONTROL PLAN</p> <p>_____ ENGINEER'S CERT (HYDROLOGY)</p> <p>_____ CLOMR/LOMR</p> <p><input checked="" type="checkbox"/> <u>X</u> TRAFFIC CIRCULATION LAYOUT</p> <p>_____ ENGINEER'S CERT (TCL)</p> <p>_____ ENGINEER'S CERT (DRB SITE PLAN)</p> <p>_____ OTHER (SPECIFY) _____</p>	<p><b>CHECK TYPE OF APPROVAL SOUGHT:</b></p> <p>_____ SIA/FINANCIAL GUARANTEE RELEASE</p> <p>_____ PRELIMINARY PLAT APPROVAL</p> <p>_____ S. DEV. PLAN FOR SUB'D APPROVAL</p> <p>_____ S. DEV. FOR BLDG. PERMIT APPROVAL</p> <p>_____ SECTOR PLAN APPROVAL</p> <p>_____ FINAL PLAT APPROVAL</p> <p>_____ FOUNDATION PERMIT APPROVAL</p> <p><input checked="" type="checkbox"/> <u>X</u> BUILDING PERMIT APPROVAL</p> <p>_____ CERTIFICATE OF OCCUPANCY (PERM)</p> <p>_____ CERTIFICATE OF OCCUPANCY (TEMP)</p> <p>_____ GRADING PERMIT APPROVAL</p> <p>_____ PAVING PERMIT APPROVAL</p> <p>_____ WORK ORDER APPROVAL</p> <p>_____ OTHER (SPECIFY) _____</p>
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WAS A PRE-DESIGN CONFERENCE ATTENDED:  
 \_\_\_\_\_ YES  
 \_\_\_\_\_ NO  
 \_\_\_\_\_ COPY PROVIDED

DATE SUBMITTED: 1/14/08 BY: DANN Mc TION



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.

**EXHIBIT B**

**EASEMENT AGREEMENT**

**(Juan Tabo)**

This Easement Agreement ("Agreement") is entered into this 3 day of June, 2003, by and between Rudy Marquez, a single man ("Marquez"), and Roberts Oil Company, Inc., a New Mexico corporation ("Roberts").

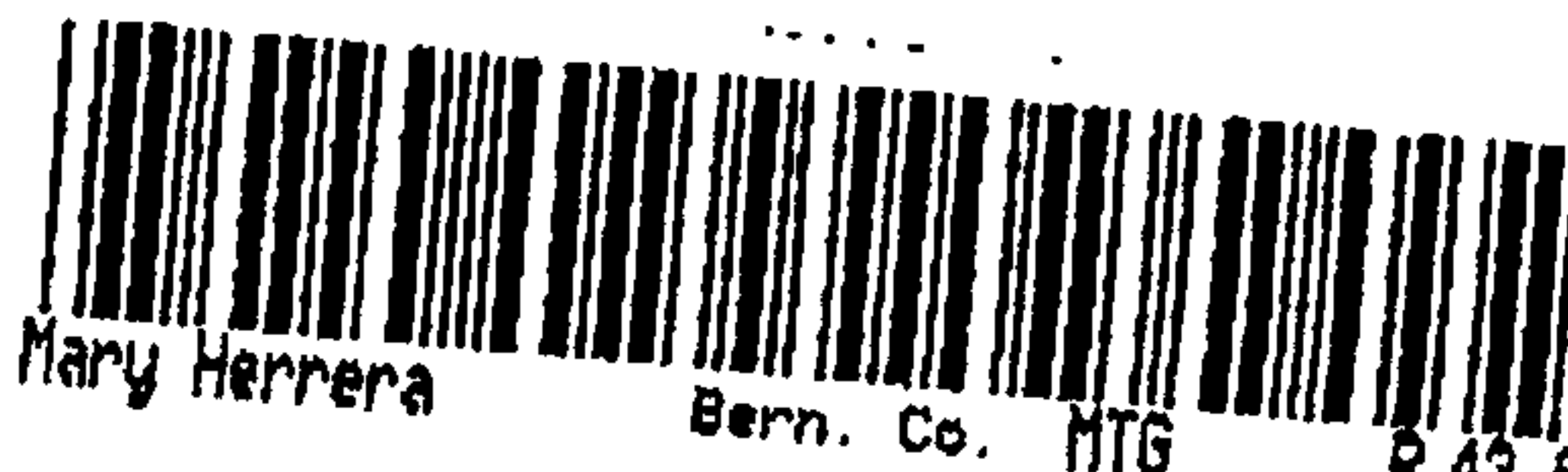
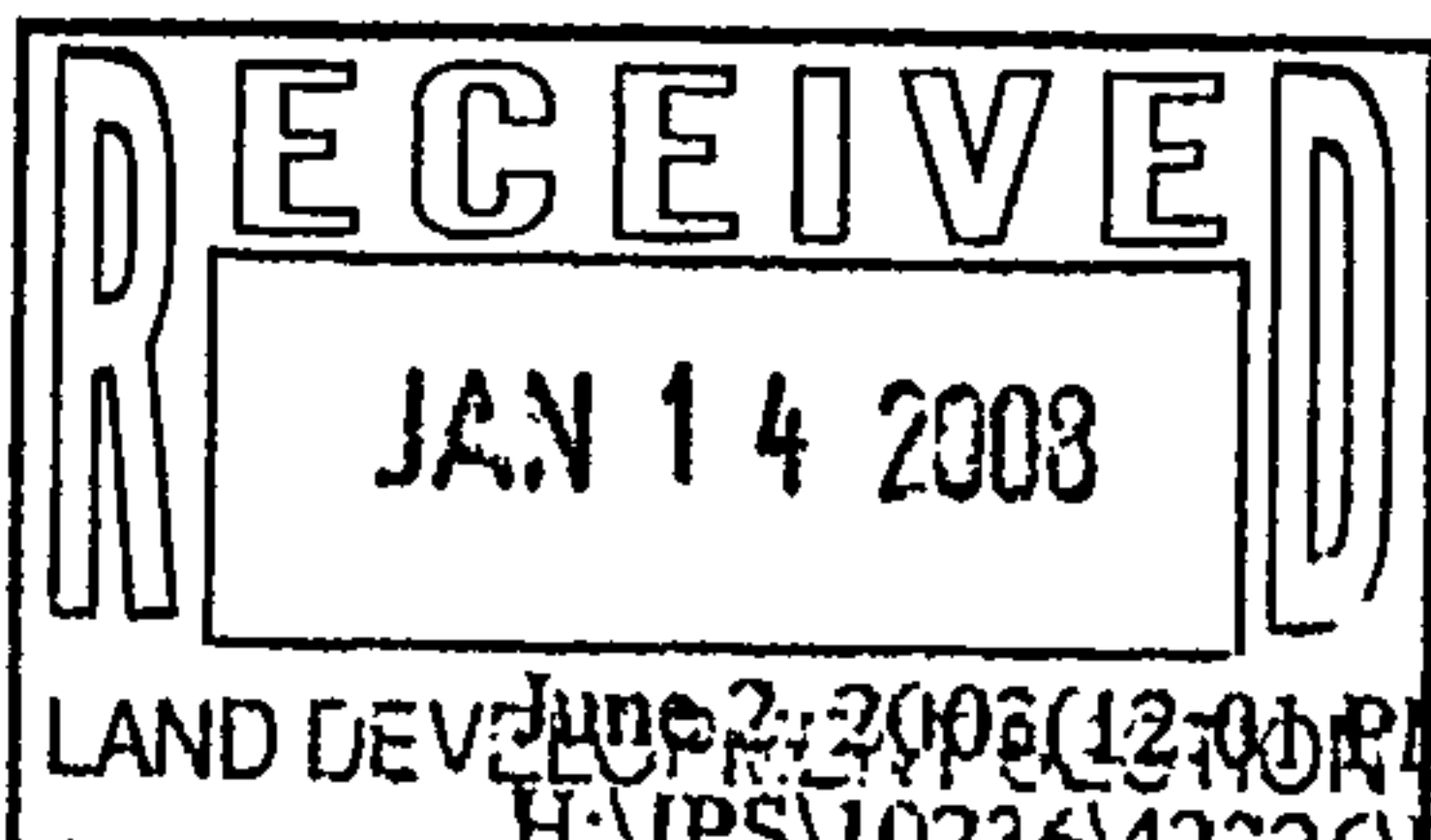
WHEREAS, Marquez is purchasing certain land from Roberts pursuant to a Real Estate Contract which land is more particularly described on Exhibit A, attached hereto and incorporated herein ("Marquez Property").

WHEREAS, Roberts owns certain land, adjacent to the Marquez Property, which is more particularly described on Exhibit B, attached hereto and incorporated herein ("Roberts Property").

WHEREAS, the parties desire to establish a non-exclusive easement on and across the Roberts Property benefiting the Marquez Property pursuant to this Agreement.

NOW, THEREFORE, in consideration of the grant by Roberts of the Easement (defined below) in favor of Marquez, the mutual agreements contained herein, and other good and valuable consideration, it is agreed as follows:

1. The recitals are incorporated as operative provisions of this Agreement.
2. Roberts hereby grants Marquez a non-exclusive easement ("Easement") in, on, under and across the Roberts Property. The Easement is for:
  - A. Access over and across the Roberts Property for all forms of pedestrian and vehicle ingress and egress as shown on Exhibit C;
  - B. Parking in the area on the Roberts Property shown as the "parking property" on Exhibit C;
  - C. Maintenance of the sewer line which serves the Marquez Property but which crosses the Roberts Property as shown on Exhibit C; and
  - D. All activities incidental to the grant of the Easement so as to enable Marquez to obtain the benefits of the Easement and carry out the terms of this Agreement.
3. If any provision of this Agreement is determined to be invalid or unenforceable, all of the remaining provisions of this Agreement shall remain in full force and effect.



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5878108  
Page 13 of 18  
86/04/2003 11:50A  
BK-R57 Pg-4893  
2003 06 14 14:00



4. This Agreement shall bind and extend to heirs, representatives, successors and assigns of the parties. This Agreement is only for the benefit of the parties to this Agreement, and not any third party. If Marquez completes the purchase of the Marquez Property, the Easement shall run with the land, shall burden the Roberts Property and shall benefit the Marquez Property. All amendments to this Agreement must be in writing. This Agreement may be executed in counterparts.

5. All notice pursuant to this Agreement shall be in writing and shall be deemed given when hand delivered or when delivered by recognized overnight delivery service to the address set forth below:

Marquez: Rudy Marquez  
1604 Zena Lona, NE  
Albuquerque, New Mexico 87112

Roberts: The Roberts Oil Company, Inc.  
408 Arizona St., SE  
Albuquerque, New Mexico 87108

A notice address may be changed by a notice pursuant to this paragraph.

6. This Agreement shall be governed by the law of the State of New Mexico.

MARQUEZ:

ROBERTS:

ROBERTS OIL COMPANY, INC., a New  
Mexico corporation

\_\_\_\_\_  
RUDY MARQUEZ

By: \_\_\_\_\_  
W. G. ROBERTS, President



**EXHIBIT A**

**Marquez Property**

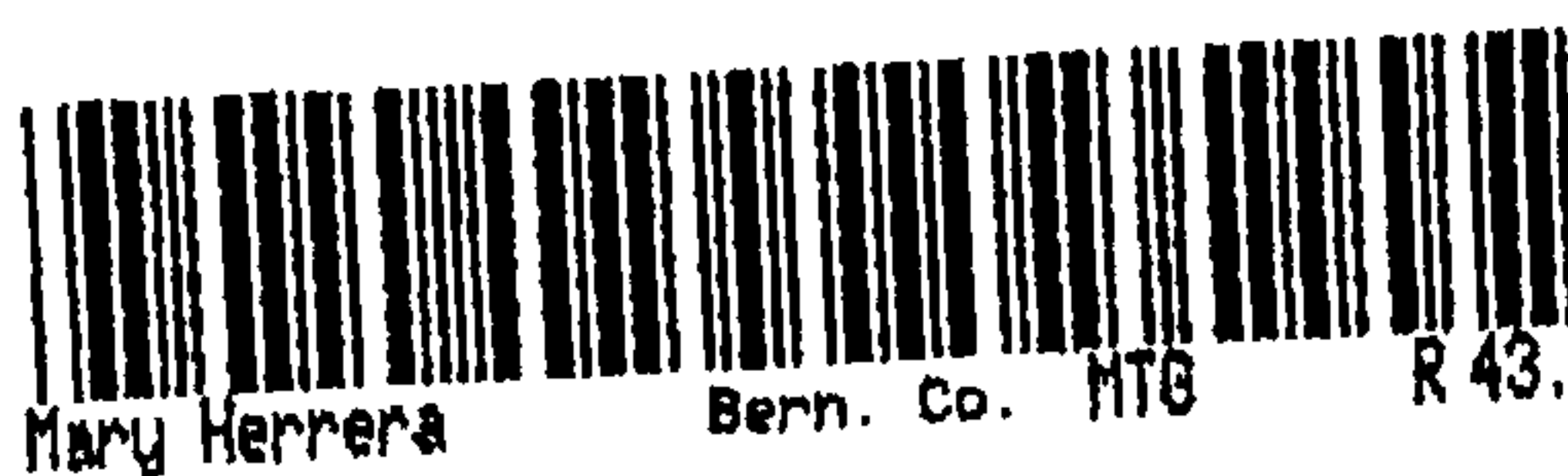
Tract B-2-B of Plat of Tracts B-2-A and B-2-B, EASTRIDGE  
ADDITION, Unit No. 4, as the same is shown and designated on  
the plat thereof, filed in the Office of the County Clerk of  
Bernalillo County, New Mexico on February 17, 2003, in Book  
2003C, Page 33, as Document No. 2003025608, together with all  
improvements located thereon and therein.



**EXHIBIT B**

**Roberts Property**

Tract B-2-A of Plat of Tracts B-2-A and B-2-B, EASTRIDGE  
ADDITION, Unit No. 4, as the same is shown and designated on  
the plat thereof, filed in the Office of the County Clerk of  
Bernalillo County, New Mexico on February 17, 2003, in Book  
2003C, Page 33, as Document No. 2003025608, together with all  
improvements located thereon and therein.



Mary Herrera

Bern. Co. MTG

R 43.00

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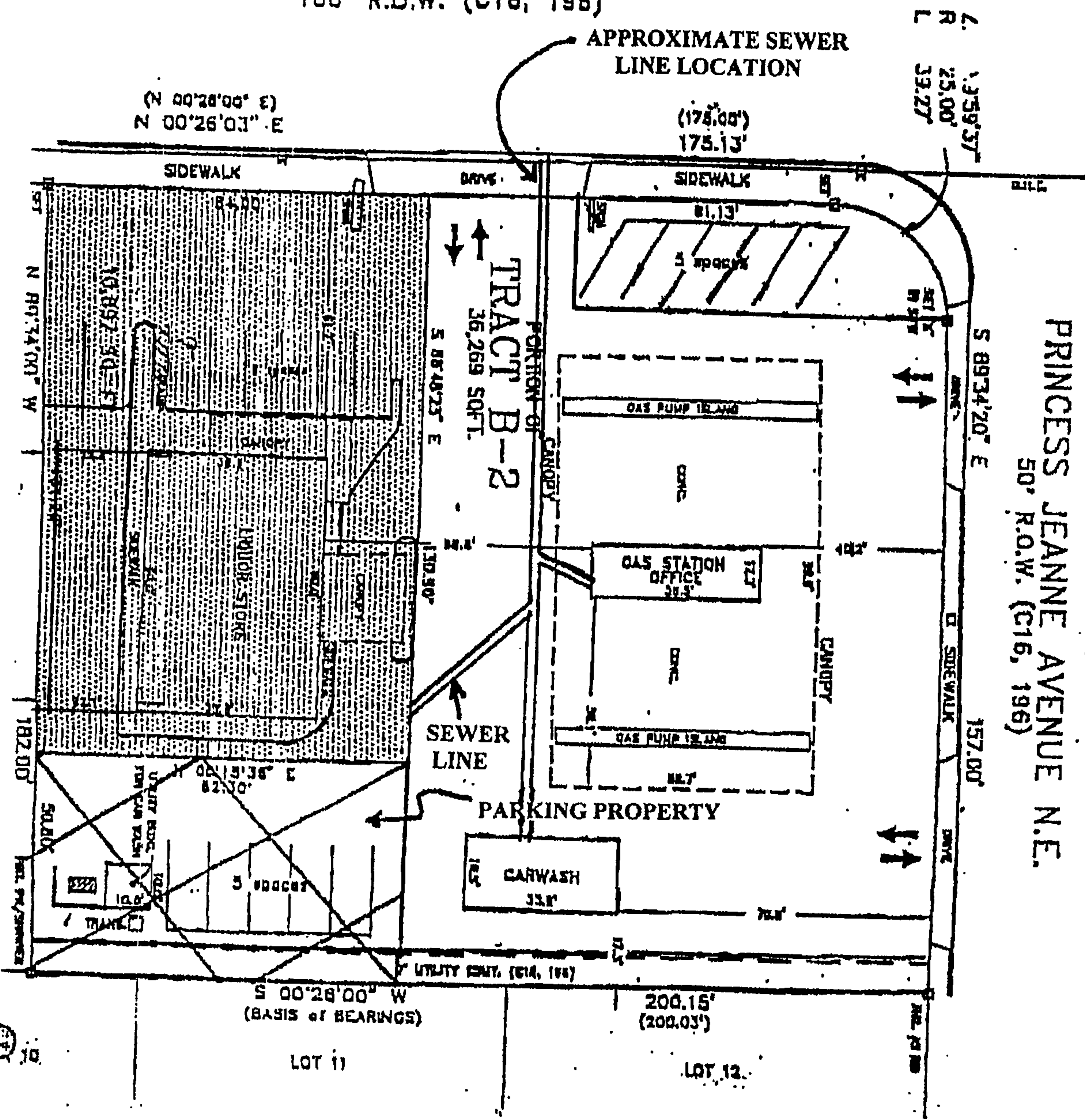
# EXHIBIT "C"

1420 JUAN TABO BOULEVARD N.E.

6217

106' R.O.W. (C16, 196)

APPROXIMATE SEWER  
LINE LOCATION



PRINCESS JEANNE AVENUE N.E.  
50' R.O.W. (C16, 196)

EASTRIDGE ADDITION, UNIT 4, FILED 1-11-1988 (DJ, 183)



Mary Herrera

Bern. Co. MTG

R 43.00

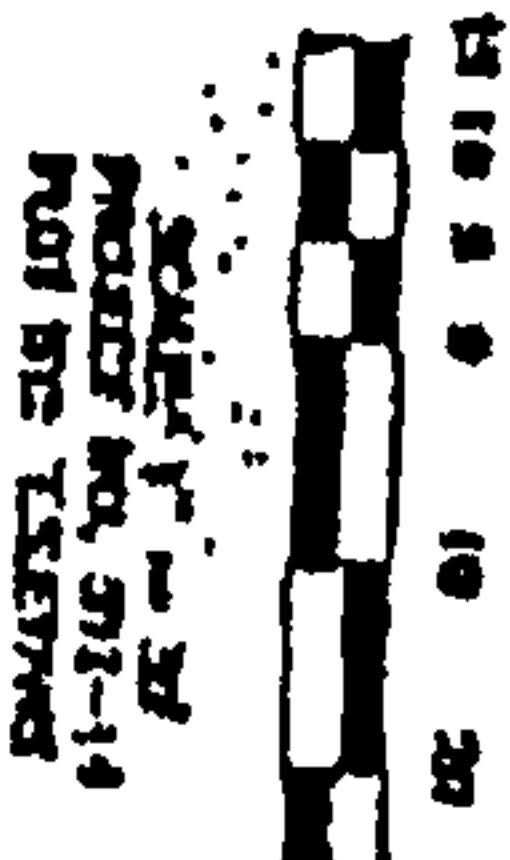
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# CITY OF ALBUQUERQUE



September 10, 2007

Wallace L. Bingham, P.E.  
Bingham Engineering  
6344 Belcher Ave. NE  
Albuquerque, NM 87109

Re: Kelly's Discount Liquors – 1418 Juan Tabo, (J22-D24A)  
Engineer's Stamp dated 8-31-07, Request for Building Permit Approval

Dear Mr. Bingham,

Based on the information contained in your submittal received on August 31, 2007, there are additional items that must be included prior to permit approval. Those items are as follows.

- Finished floor elevations, both existing and proposed, must be given on Grading and Drainage plans. Also include the finished floor elevation of the building to the south as you are indicating a drainage path adjacent to that structure.
- It appears that runoff is crossing from Tract B2A into B2B and from B2B into B2A. Is any draining to the property to the south? Please provide sufficient spot elevations to clarify.
- Are any cross-lot / blanket drainage easements currently in place or necessary?
- Please provide the revised runoff calculations and include the flow generated from Tract B2A.
- What kind of inlet is present in Juan Tabo at the northwest corner of the site? I can find no reference to it in our database.
- Your plan does not show the drive entrances from Princess Jeanne. Will those be closed off? Are the geometries such that flow from Princess Jeanne remains in that right-of-way without entering Tract B2B?
- Aerial photos show a sidewalk around the perimeter of the existing building on Tract B2B. They also show the distance from the structure to south and the existing building as being significantly more than the 8-feet shown on the plan.
- It appears that the location of the Tract B2B structure may be shifted to the south on the plan drawings. The dimensions of the existing structure are more rectangular than what is depicted. This calls into question both the location and extent of the new southwesterly landscaping as well as refuse vehicle access.

P.O. Box 1293

Albuquerque

New Mexico 87103

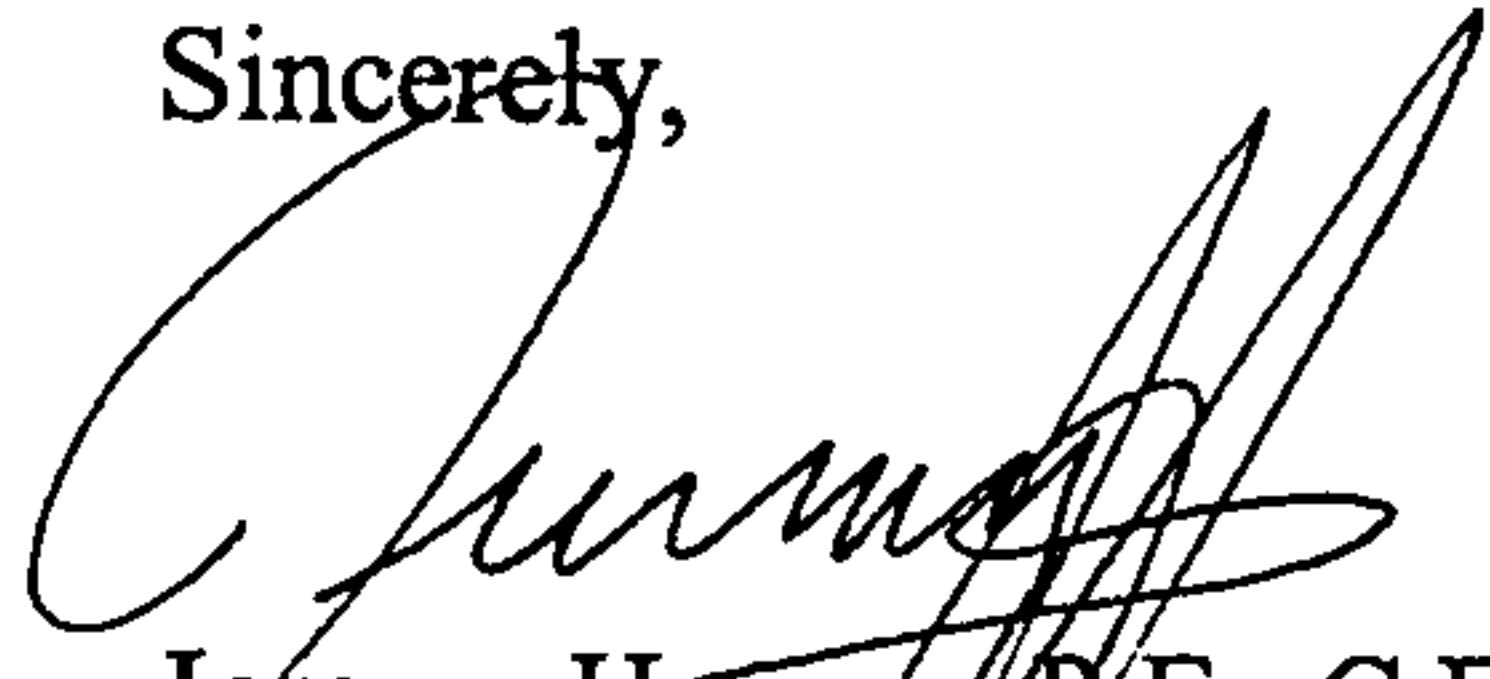
[www.cabq.gov](http://www.cabq.gov)



- Records indicate that the address of Tract B2B is 1418 Juan Tabo and B2A is 1420 Juan Tabo. Will there be any extensive pavement reconstruction on Tract B2A?

If you have any questions or need additional information, feel free to contact me at 924-3990.

Sincerely,



Jeremy Hoover, P.E., C.F.M.

Senior Engineer

Hydrology Section

Development and Building Services

cc: file (J22-D24A)

# DRAINAGE INFORMATION SUBMITTAL SHEET

PROJECT TITLE: Kellys Discount Liquors  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_  
LEGAL DESCRIPTION: \_\_\_\_\_

3-227D024A  
321

ZONE MAP/DRG. FILE #: \_\_\_\_\_  
WORK ORDER#: \_\_\_\_\_

CITY ADDRESS: 1420 JAUN TABO NE, ALBUQUERQUE, NM

ENGINEERING FIRM: BINGHAM ENGINEERING  
ADDRESS: 6344 BELCHER AVE. NE  
CITY, STATE: ALB., NM

CONTACT: MONTE  
PHONE: 7974699  
ZIP CODE: 87109

OWNER: Kellys Liquors  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: Kelly  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

ARCHITECT: Rick Bennett  
ADDRESS: \_\_\_\_\_  
CITY STATE: \_\_\_\_\_

CONTACT: Rick  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
PHONE: \_\_\_\_\_  
ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN 1st SUBMITTAL,  
REQUIRES TCL or equal  
☐ DRAINAGE PLAN RESUBMITTAL  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)  
☐ CLOMR/LOMR  
☐ TRAFFIC CIRCULATION LAYOUT (TCL)  
☐ ENGINEERS CERTIFICATION (TCL)  
☐ ENGINEERS CERT (DRB APPR. SITE PLAN)  
☐ OTHER

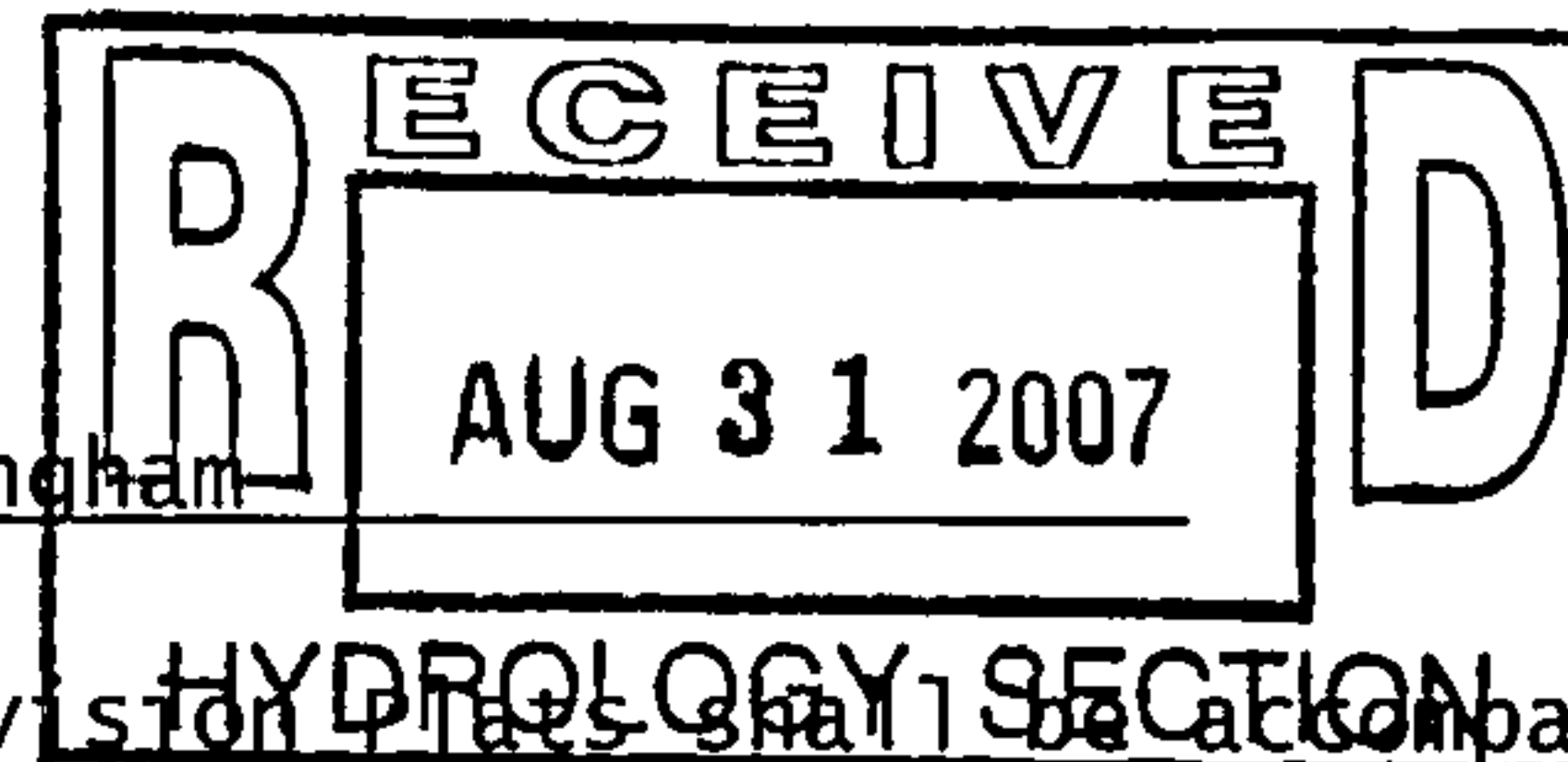
## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 8/31/07 BY: Wallace Bingham

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA/FINANCIAL GUARANTEE RELEASE  
☐ 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 (PERM.)  
☐ CERTIFICATE OF OCCUPANCY (TEMP.)  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ WORK ORDER APPROVAL  
☐ OTHER (SPECIFY)



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