

CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT ENGINEERING DIVISION

4089 / WARRING TO 1889 / 1

HYDROLOGY SECTION PROJ. NO. DATE: 6/21/84

PLANNING DIVISION NO.

CONFERENCE RECAP

	T-2	PANORAMA	- HTS	ADDN.
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PROJECT TITLE FAN ORAMA SELESTORAGE UM	THE OF SIMILITIAL DEPINAGE
ZONE ATLAS PAGE NO. J-22 CITY ADDRESS _	?
LEGAL DESCRIPTION TRACT T-Z PORTION	OF TRACT OF PANDRAMA HEIGHTS
ENGINEERING FIRM TOM MANN + ASSOCIATES	CONTACT LEONARD P. UTTER
	PHONE 26.5-561/
OWNER?	CONTACT JOHN DUFAY
ADDRESS	PHONE 843-5555
ARCHITECT JOHN DUFAY	CONTACT JOHN DUFAY
ADDRESS 8870 DELAMAR N.E	PHONE 843- 5555
SURVEYOR Tom MANN + Assoc.	CONTACT Tom MANN
ADDRESS 811 DALLAS N.E.	PHONE 265-5611
CONTRACTOR	CONTACT
ADDRESS	PHONE
PRE-DESIGN MEETING:	
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COPY OF CONFERENCE RECAP SHEET PROVIDE	D
PLEASE CHECK TYPE OF APPROVAL EXPECTED WIT	H THIS SUBMITTAL:
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DATE SUBMITTED: 377,1984	- White
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City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION 123 Central NW, Albuquerque, NM 87102 (505) 768-7644

November 14, 1984

Mr. Jeff Mortensen Tom Mann & Associates 811 Dallas NE Albuquerque, NM 87110

REF: PANORAMA SELF STORAGE UNITS TRACT T-2 (J22-D40)

Dear Jeff:

Based on the information provided on your October 17, 1984 submittal of the above referenced drainage plan, listed you will find certain items that will need to be addressed before final approval is granted:

- 1. Information sheet with resubmittal designation.
- Professional engineer's stamp with revised date.
- Please be advised that site development plan sign-off is required.
- I will need a copy of signed off replat showing the realignment of the existing easment.
- 5. Location and direction of roof drains.
- Elevation of property line adjacent to Indian School Road in some areas is not to the required .33' above top of curb.
- Details of pond, swales and any significant structures will need to be included.
- 8. Your plan shows that there is an existing street flow pattern from northeast to southwest. The proposed storage units will be blocking the flows, please address.
- 9. Off-site flows from Tract T-1 must also be addressed.

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

AN EQUAL OPPORTUNITY EMPLOYER =

Telephone (505) 766-7467

Mr. Jeff Mortensen November 14, 1984 Page -2-

If you have any questions or comments, please feel free to call me at 766-7644.

Sincerely yours,

Carlos Montoya City/County Flood Plain Admin.

CM:BJM:mrk

811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611



40891 November 21, 1984

Mr. Carlos Montoya City of Albuquerque Hydrology Section P.O. Box 1293 Albuquerque, NM 87103 NOV 2 1 1984
HYDROLOGY SECTION

Re: Panorama Self Storage Units - Tracts T-2 (J22-D40)

Dear Carlos:

I am in receipt of your letter dated November 14, 1984 concerning the subject project. My responses to your comments are as follows:

Comments 1 and 2: Okay; standard procedure.

Comment 3: I will advise my client accordingly.

Comment 4: A replat is being prepared to reconfigure the private drainage easement which serves Tract T - 3. Because this replat involves a vacation, it requires a 30 day advertisement. Because of this delay, it is requested that the drainage plan be approved with the condition of plat approval being a requirement for obtaining a C.O.

Comment 5: Roof drainage has been addressed by Note 2 appearing on the sheet.

Comment 6: The area between Indian School Road N.E. and the north property line has been graded to attain a minimum rise in grade of 0.33 feet from top-of-curb to property line.

Comment 7: The pond water surface level has been identified, the limits of the proposed retaining wall have been shown along with existing and proposed wall elevations, the curb opening has been specified to permit runoff to leave the paving and enter the landscaping before discharging from the site, the pond outlet has been specified and a "Drainage Facilities Within Public Right-Of-Way" has been

prepared and approved. This is ample detail to construct this small detention facility. The owner/builder concurs.

Comments 8 and 9: Additional text has been added to address offsite flows.

If you should have any further questions or comments, please do not hesitate to call.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Mortensen, P.E.

Jeffrey G. Mor

JGM:k1 Encls.



PROGRAM BG100.0 DESIGN HYDROLOGY OPEN CHANNEL FLOW

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E - Feet and seconds M - Meters and seconds ? E
R - Rectangular T - Triangular TR - Trapezoidal
P - Parabolic C - Circular ? T
Side Slope (horiz/vert) ? 16.67
U - Uniform flow C - Critical flow ? U
Solution for D - Depth Q - Flow rate
S - Slope R - Roughness coef ? D
Flow rate ? 8.4
Slope ? .05128
Manning n ? .015
Depth = .2862896
Area = 1.366302
Hydr Radius = 0
Velocity = 6.147981
Top width = 9.544895

Solution for D - Depth Q - Flow rate
S - Slope R - Roughness coef ?
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PROGRAM BG100.0 DESIGN HYDROLOGY OPEN CHANNEL FLOW

E - Feet and seconds M - Meters and seconds ? E
R - Rectangular T - Triangular TR - Trapezoidal
P - Parabolic C - Circular ? T
Side Slope (horiz/vert) ? 16.67
U - Uniform flow C - Critical flow ? U
Solution for D - Depth Q - Flow rate
S - Slope R - Roughness coef ? D
Flow rate ? 9.43
Slope ? .04
Manning n ? .017
Depth = .3282886
Area = 1.796583
Hydr Radius = Ø
Velocity = 5.248855
Top width = 10.94514

Solution for D - Depth Q - Flow rate
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PROGRAM BG100.0 DESIGN HYDROLOGY OPEN CHANNEL FLOW

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Flow rate ? 8.4 7+7
Slope ? .04
Manning n ? .017
Depth = .3143538
Area = 1.647301
Hydr Radius = 0
Velocity = 5.099251
Top width = 10.48055

Solution for D - Depth Q - Flow rate
S - Slope k - Roughness coef ?

DRAINAGE INFORMATION SHEET

MANORAMA SELF-S	
PROJECT TITLE:	ZONE ATLAS/DRNG. FILE #: J22-D40
LEGAL DESCRIPTION: TEACT TZ , BO	LOCK 6, POWOREMAN HEIGHTS
CITY ADDRESS: 13/14 CONSTITUTE	NE'
ENGINEERING FIRM: Tom MANN & A	SSOC, CONTACT: J.G. MORTENSEN
ADDRESS: 811 DALLAS NE.	PHONE: 265-5611
OWNER: JOHN DUTY	CONTACT: JOHN DUFFY
ADDRESS:	PHONE: 293-9150 # 3748
ARCHITECT: SAME	CONTACT:
ADDRESS:	PHONE:
SURVEYOR: Ton MANN & ASSOC	CONTACT: U.G. MORTENSEN
ADDRESS: BII DALLAS NE	PHONE: 265-5611
CONTRACTOR: JOHN DUFNY	CONTACT: SAME
ADDRESS:	PHONE:
PRE-DEBIGN MEETING:	
YES	DRB ND. SUBMITTED 11/21/84
NO	EPC NO
COPY OF CONFERENCE RECAP SHEET PROVIDED	PROJ. NO
TYPE OF SUBMITTAL:	CHECK TYPE OF APPROVAL SOUGHT'S
DRAINAGE REPORT	SKETCH PLAT APPROVAL
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	OTHER PERSONAL (SPECIFY)
	NOV 2 1 1984
DATE SUBMITTED: 11-21-84	
BY: J.G. MORTENSEN	HYDROLOGY SECTION

S.C. Sherman Real Estate Company, Inc. Real Estate • Development

November 27, 1984

Planning Department City of Albuquerque 400 Marquette Albuquerque, New Mexico

Gentlemen:

Re: DRB-84-386

The undersigned is the agent for Tract T Associates, the owners of Tract T-3, Block 6, Panorama Heights, Albuquerque, New Mexico. Mr. John Dufay, owner of Tract T-2, the adjoining property, has presented and represented to the undersigned the replat for T-2, indicating the movement of the 10-foot private drainage easement to its new location ten feet north of the south property line of Tract T-2.

The owners of tract T-3 have no objection to the movement of said drainage easement.

Very truly yours,

STUART C. SHERMAN

_ Agent

SCS/sk

file with JZZ-D40



City of . Ilbuquerque

P.C. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION 123 Central NW, Albuquerque, NM 87102 (505) 766-7644

November 30, 1984

Mr. Jeffrey Mortensen Tom Mann & Associates 811 Dallas NE Albuquerque, NM 87110

PANORAMA SELF STORAGE UNITS TRACT T-Z (J22-D40) RECEIVED NOVEMBER 21, 1984

Dear Jeff:

Based on the information provided on your November 21, 1984 resubmittal, the above referenced drainage plan is approved with the condition that plat approval is required before final building permit is issued by

Please advise your clients that if any grading is required on Tract-3 to divert water onto the proposed easement; concurrence from the property owner will be required.

Please attach a copy of this approved plan along with the appropriately approved "Drainage Facilities Within City Right-of-Way" document to the construction set prior to release by the Hydrology Department.

If you have any questions or comments, please feel free to call me at

Sincerely yours,

(Aure A Montay S Carlos A. Montoya, PE City/County Flood Plain Admin.

CAM: BJM: mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Shepperd, P.E., City Engineer

ENGINEERING DIVISION

Telephone (5C5) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER :



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION 123 Central NW, Albuquerque, NM 87102 (505) 766-7644

March 17, 1986

A review of our records indicates that this office has never given a final drainage approval at 13114 Constitution NE. Further, I have noted that the building is being occupied without a Certificate of Occupancy which is contrary to Section 308 of the City's Uniform Administrative Code.

In order to provide fair effective enforcement of the City's Drainage Ordinance, it is imperative that one of our staff members makes a final inspection of your site prior to occupancy. Please make immediate arrangements with this office to allow for an inspection of the above mentioned property.

If arrangements for an inspection and approval of this site are not completed within 30 days from the above date, this office will take the necessary legal steps to envoke one or more of the penalties listed under Section 205 of the Uniform Administrative Code.

If you have any questions concerning this $\,$ matter, do not hesitate to call me at 766-7644.

flurary king

Richard L. Duran Hydrology Inspector

FJA/RLD/cl

cc: Bernie Montoya

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER =

Site Day Plan - Zu & Comment

APPLICATION FOR SUSCIVISION AND/OF VACATION

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CITY OF ALBUQUERQUE MUNICIPAL DEVELOPMENT DEPARTMENT PLANNING DIVISION P. O. Box 1293, Albuquerque, NM 67103

J.E. J. Builders request a conditional use for a selfstorage warehouse Complex with a dwelling unit for an on-site manager on Tract T-2, Pannorman Heights Addition, zoned G-2 and located on Indian School Road, N.E. between Constitution Ave., and Trammay Blvd., N.E. (J-22)

Decisión No.: ZA-34-102 Hearing Date: 4/11/84 Decisión Date: 4/27/64

FINDINGS: The proposed conditional use will not be injurious to the adjacent property, the neighborhood or the community if controlled through a Site Development Plan.

<u>DECISION:</u> A conditional use for a self-storage warehouse complex with a manager's dwelling unit is approved with the condition that a Site Development Plan is reviewed and approved by the Development Review Board (DRB) prior to final approval by me.

if you wish to appeal this decision, you may do so by

5/14/84

in the manner described below.

Append is to the Planning Commission within 15 days of the decision.

A filling fee of \$40 shall accompany each appeal application. When an application is withdrawn, the fee shall not be refunded.

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

You will rective notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal decidine quoted above provided all conditions imposed at the time of approval have been met. However, the Zoning Examiner may allow insuance 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 related building permits if an applical is duly filed.

Successful applicants are reminded that other regulations of the City must be compiled with, even after approval of a special exception is recured. 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 williard.

Flag & Ul Bay Co

cc: J & J Builders, Inc. (Euro-Builders), 2517 Myra Place, NE: 8777 3: Hearing Examiner John Dufay, 8820 Delamar, NE: 87111

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Liovo Barlow City of Albuquerque Municipal Planning Division

Dear Mr. Earlow.

we request conditional use of Tract T-2 of Panorama Heights to be used for warehouse/storage units. This request is based upon the Comprehensive City Zonino Code. The subject property is currently gened C-2, which is Community Commercial, and map location is J-22 in the City Zone Atlas, 1983 edition.

The property is bounded to the North by Indian School which currently is vacant C-2 land, to the West by Constitution also vacant C-2 land, to the East by vacant C-2 land, and to the South by several very lange apartment communities. Some consisting of 100 units and more. There is no R-1 zoning in close proximity, the nearest is approximately 565 feet to the West on Nakonis Drive, NE.

We feel that this would be a good project for the area in view of all the surrounding commercial land and also with the SU-1 apartment complex to the South. The only developed commercial property abutts subject land and which is a 7 to 11 convenience store.

The project would be completely enclosed by a colored Block wall and landscaped along Indian School and Constitution Streets. A full-time watchman would be on the premises. Structures would also include an office and management quarters. Our research could not find any other storage units within a 2 1/2 to 3 mile radius, or of any planned in the immediate future.

We plan to develop the units in an attractive manner and along with the attractive walls and landscaping feel that the overall project would serve as a buffer to the other commercial property surrounding it.

We request your approval for Conditional use for Storage Units. The Drainage along with other requirements by the City Engineering and Fire Department as well as any other regulations will be taken care of as the project is submitted for approval.

Thank you for your time and consideration on this request. If you require additional information, please do no hesitate to call either John Dufay or myself at 243-9301.

Singerely.

Yames D. Anderson President

J AND J BUILDERS. INC.



AGREEMENT

AGREEMENT made this 17th day of June, 1986, by and between John Dufay and One Day Paint and Body Center, Inc., both of Albuquerque, New Mexico;

WHEREAS, the parties hereto are desirous of establishing a ten-foot private drainage easement acress the southern portion of Tract t-2, Block 6, Panorama Heights Subdivision, Albuquerque, New Mexico;

IT IS THEREFORE AGREED between the parties hereto that a ten-foot private drainage easement is hereby established as per the darkened area indicated on the plot plan attached hereto as Exhibit "A" to this Agreement.

JOHN DUFAT, Owner of Tract T-2,
Block 6, Panorama Reights Subdivision
STATE OF NEW MEXICO
)
ss.
COUNTY OF BERNALILLO

Subscribed and sworn to before me this (171) day of June, 1986 by John Dufay.

Notary Public

My Commission Expires:

auc. 15 1987

STATE OF NEW MEXICO

JACK M. MARIS, Attorney-In-Fact for One Day Paint and Body Center, Inc.

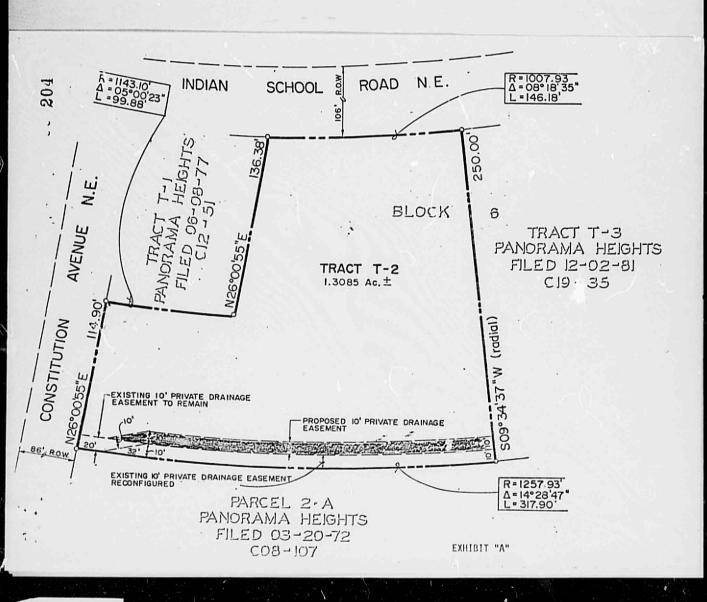
STATE OF NEW MEXICO)) ss.
COUNTY OF BERNALILLO)

Subscribed and sworn to before me this 17th day of June, 1986 by Jack M. Harris, Attorney-In-Fact for One Day Paint and Body Center, Inc.

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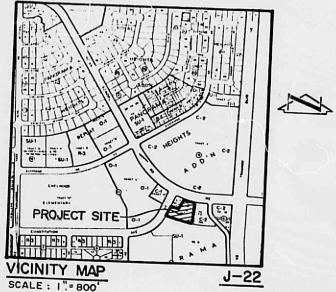
My Commission Expires:

June 5, 1989



CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT- OF- WAY



LEGAL DESCRIPTION

TRACT T-2 PANORAMA HEIGHTS FILED 12-2-81 BOOK C-19, PAGE 35



NOTICE TO CONTRACTOR

- An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
- All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Public Works Contract No. 84-3".
- Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
- 4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
- Backfill compaction shall be according to ______ARTERIAL

ACE./FIELD

APPROVALS

NAME

DATE

TITLE: CURB PENETRATION
PANORAMA SELF STORAGE UNITS
13/14 CONSTITUTION AVE. N.E.

PERMIT NO. 22422

MAP
SHEET

OF 2

MAP

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