

K10/D20B

**City of Albuquerque**

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 17, 1992

MAR 19 1992

## CERTIFICATE OF COMPLETION AND ACCEPTANCE

Ray Gomez  
Diamond Shamrock  
9702 Brockbank  
Dallas, TX 75220

RE: PROJECT NO. 4369.90, DIAMOND SHAMROCK DECELERATION LANE, (MAP NO. K-10)

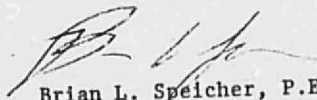
Dear Mr. Gomez:

This is to certify that the City of Albuquerque accepts Project No. 4369.90 as being completed according to approved plans and construction specifications. The City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 4369.90.

The project is described as follows:

- Removed existing standard curb and gutter and sidewalk on the west side of Coors Blvd. and installed drivepad with valley curb for a deceleration lane to the drive pad. Installed six foot (6') wide sidewalk with wheel chair ramps at southwest quadrant of the intersection and the drivepad.
- The contractor's correction period began January 16, 1992, and will be effective for a period of one (1) year.

Sincerely,

  
Brian L. Speicher, P.E.  
Chief Construction Engineer  
Design/Construction Division  
Engineering Group  
Public Works Department

BLS:tjp

AN EQUAL OPPORTUNITY EMPLOYER

LETTER OF ACCEPTANCE FOR PROJECT NO. 4369.90

March 17, 1992

Page Two (2)

xc: Chavez-Grieves  
Gearcon General Contractors  
Nobel Construction Co.  
Fred Aguirre, Engineering Group, PWD  
Peter Chang, Engineering Group, PWD  
Terri Martin, Engineering Group, PWD  
Martin Barker, Engineering Group, PWD  
Steve Gonzales, Special Assessments  
Sam Hall, Operations Group, PWD  
A. N. Gaume, Operations Group, PWD  
Jim Fink, Operations Group, PWD  
Ray Chavez, Engineering Group, PWD  
Greg Olson, Water/Wastewater Group, PWD  
Dave Parks, Engineering Group, PWD  
Tom Kennerly, Engineering Group, PWD  
Josie Gutierrez, New Meter Sales, Finance Group, PWD  
Claudia Gallegos, Standby Clerk, Finance Group, PWD  
Lynda Michelle Devanti, Engineering Group, PWD  
Richard Zamora, Engineering Group, PWD  
Kelly Trujillo, Engineering Group, PWD  
f/Project 4369.90  
f/Warranty  
f/Readers



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 13, 1992

Victor Chavez  
Chavez-Grievess Consulting Engineers  
4600-C Montgomery Boulevard, NE  
Albuquerque, New Mexico 87109

RE: ENGINEER'S CERTIFICATION FOR DIAMOND SHAMROCK @ BLUEWATER  
& COORS, NW (K-10/D20B) CERTIFICATION STATEMENT DATED  
DECEMBER 16, 1991

Dear Mr. Chavez:

Based on the information provided on your submittal of December 18, 1991,  
Engineer's Certification for the referenced site is acceptable.

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: Alan Martinez

BJM/bsj  
(WP+2639)

PUBLIC WORKS DEPARTMENT

ENGINEERING GROUP

Telephone (505) 768-2500

Walter H. Nickerson, Jr., P.E.  
Assistant Director Public Works

AN EQUAL OPPORTUNITY EMPLOYER

0000 0000 1330

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: DIAMOND SHANROCK ZONE ATLAS/DRNG. FILE #: K-10 / D20B  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: TR D-4 E, D-5, COOKS CANTONAL NORTH  
 CITY ADDRESS: \_\_\_\_\_  
 ENGINEERING FIRM: CHAVEZ - GRIFFIN CONTACT: Ray Gomez  
 ADDRESS: 4600-C MONTGOMERY PHONE: 881-7376  
 OWNER: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 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 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  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DEC 18 1991

DATE SUBMITTED: Dec. 18, 1991  
 BY: Ray Gomez

25x10



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 5, 1991

Victor Chavez  
Chavez-Grieves Consulting Engineers  
4600-C Montgomery Boulevard, NE  
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR DIAMOND SHAMROCK @ BLUEWATER  
& COORS, NW (K-10/D20B) REVISION DATED JULY 31, 1991

Dear Mr. Chavez:

Based on the information provided on your resubmittal of July 31, 1991, the above referenced plan is approved for Building Permit.

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

Please be advised that prior to Certificate of Occupancy release, Engineer's Certification per the DPM and the Maintenance Covenant must be submitted for review.

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

BJM/bsj  
(WP+2639)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.  
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25x10



## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Diamond Shamrock ZONE ATLAS/DRNG. FILE #: K-10/D20-T5  
 DRB #: DRB-91-081 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
 LEGAL DESCRIPTION: A CERTAIN TRACT OF LAND BEING COMPRISED OF A PORTION OF TRACTS  
D-4 and D-5, AS SHOWN AND DESIGNATED ON THE PLAT OF COORS CENTRAL  
 CITY ADDRESS: \_\_\_\_\_ NORTH

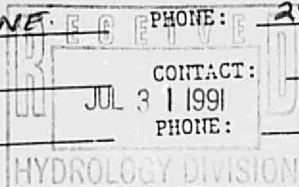
ENGINEERING FIRM: CHAVEZ-GRIEVES CONTACT: VICTOR CHAVEZ  
 ADDRESS: 4600-C MONTGOMERY BLVD NE PHONE: 881-7376

OWNER: DIAMOND SHAMROCK CONTACT: Jim Reed  
 ADDRESS: 9702 BROCKBANK, DALLAS, TX 75220 PHONE: (214) 357-7386

ARCHITECT: KEVIN GEORGES and ASSOC. CONTACT: KEVIN GEORGES  
 ADDRESS: 127 JEFFERSON NE PHONE: 255-4975

SURVEYOR: SOUTHWEST SURVEYING CO CONTACT: FRANK WILSON  
 ADDRESS: 333 LOMAS BLVD NE PHONE: 247-4444

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 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  
☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 7/31/91  
 BY: Victor J. Chavez

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## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

July 19, 1991

Victor Chavez, P.E.  
Chavez-Grievies Consulting Engineers  
4600-C Montgomery Boulevard, NE  
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR DIAMOND SHAMROCK  
(K-10/D20B) ENGINEER'S STAMP DATED MAY 31, 1991

Dear Mr. Chavez

Based on the information provided on your resubmittal of June 26, 1991, the referenced site is approved for site development.

Please be advised that prior to building permit release, the following must be addressed.

1. You must use the correct values from NOAA Atlas for both the 10 year 24 hour and 100 year 24 hour storms to calculate your flow rates and volumes.
2. The pre-design recap indicates that you must pond the 10 year 24 hour storm, and that the difference between the 10 year 24 hour and the 100 year 24 hour storms will be allowed to spill over onto the adjacent ponds.
3. Show top of curb and flow line elevations all along Bluewater and Coors.
4. Bench mark and TBM must be shown and described.
5. Finish floor elevations to full mean sea level.
6. Location and direction of the roof drains.

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.  
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

25x10

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Victor Chavez, P.E.  
July 19, 1991  
Page 2

7. Your plan drawing indicates that you are proposing to do some grading outside the property line. We will need concurrence from the adjacent property owners.

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

Cordially,

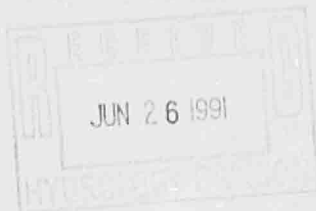
*Bernie J. Montoya*  
Bernie J. Montoya, C.E.  
Engineering Assistant

BJM/bsj  
(WP+2639)



0000 0000 1335

**COORS CENTRAL, LTD.**



June 18, 1991

Mr. Victor J. Chavez  
Chavez-Grieves / Consulting Engineers, Inc.  
4600 Montgomery N.E., Building C, #101  
Albuquerque, NM 87109

RE: Diamond Shamrock / Coors Central, Ltd. (Z-88-76-1)

Dear Vic:

This letter is to make you aware that Coors Central, Ltd., the owner of Tract D-1, concurs with the temporary drainage concept proposed by your firm for the Diamond Shamrock site.

Coors Central, Ltd. also agrees to construct the permanent ponds and outfall per the approved master plan at such time that Coors Central, Ltd. develops Tract D-1.

If you have any questions please contact me at your convenience.

Sincerely,

Greg L. Foltz  
General Partner

cc: Fred Aguirre, City Hydrologist  
Ken Baca

10200 Corrales Road., N.W. Unit WE-3  
Albuquerque, NM 87048  
(505) 897-7227 / FAX: (505) 897-1646

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: DIAMOND SHAMROCK ZONE ATLAS/DRNG. FILE #: K-10/D20-BLEGAL DESCRIPTION: A CERTAIN TRACT OF LAND BEING COMPRISED OF A PORTION OF TRACTS D-4 and D-5, AS SHOWN AND DESIGNATED ON THE PLAT OF GOORS CENTRAL NORTH.

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

ENGINEERING FIRM: CHAVEZ - GRIEVESCONTACT: JEFF LOWRYADDRESS: 4600 - C MONTGOMERY BLVD. NEPHONE: 881-7376OWNER: DIAMOND SHAMROCKCONTACT: Jim ReedADDRESS: 9702 BROCKBANK, DALLAS, TX 75260PHONE: (214) 357-7386ARCHITECT: Kevin Georges and Assoc.CONTACT: Kevin GeorgesADDRESS: 127 Jefferson NEPHONE: 255-4975

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

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

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

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

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

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

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

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

## PRE-DESIGN MEETING:

☒ YES☐ NO☒ COPY OF CONFERENCE RECAP SHEET PROVIDEDDRB NO. DRB-91-081

EPC NO. \_\_\_\_\_

PROJ. NO. \_\_\_\_\_

## 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)

JUN 26 1991

DATE SUBMITTED: 6/26/91BY: Jeff Lowry, P.E.

**COORS CENTRAL, LTD.**

JUN 24 1991

June 18, 1991

Mr. Victor J. Chavez  
Chavez-Grieves / Consulting Engineers, Inc.  
4600 Montgomery N.E., Building C, #101  
Albuquerque, NM 87109

RE: Diamond Shamrock / Coors Central, Ltd. (Z-88-76-1)

Dear Vic:

This letter is to make you aware that Coors Central, Ltd., the owner of Tract D-1, concurs with the temporary drainage concept proposed by your firm for the Diamond Shamrock site.

Coors Central, Ltd. also agrees to construct the permanent ponds and outfall per the approved master plan at such time that Coors Central, Ltd. develops Tract D-1.

If you have any questions please contact me at your convenience.

Sincerely,



Greg L. Foltz  
General Partner

cc: Fred Aguirre, City Hydrologist  
Ken Baca

10200 Corrales Road., N.W. Unit WE-3  
Albuquerque, NM 87048  
(505) 897-7227 / FAX: (505) 897-1646



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 6, 1991

Victor Cha P.E.  
Chavez-Grievess Consulting Engineers  
4600-C Montgomery Boulevard, NE  
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR DIAMOND SHAMROCK (K-10/D20B)  
RECEIVED APRIL 30, 1991

Dear Mr. Chavez:

Based on the information provided on your submittal of April 30, 1991, listed are some concerns that will need to be addressed prior to site development plan approval.

1. Please follow the criteria found on the pre-design sheet dated February 22, 1991 between Fred Aguirre and yourself.
2. On future submittals, please indicate on the Information Sheet if there was a Pre-design held, and also if there is a DRB or EPC number.

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

BJM/bsj  
(WP+2639)

PUBLIC WORKS DEPARTMENT

Walter H. Nickerson, Jr., P.E.  
Assistant Director Public Works

ENGINEERING GROUP

Telephone (505) 768-2500

AN EQUAL OPPORTUNITY EMPLOYER

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Diamond Shamrock ZONE ATLAS/DRNG.FILE #: K-10-7020B  
 LEGAL DESCRIPTION: A certain TRACT OF land Being, comprised of a portion of tracts D-4 and D-5, AS shown + Designated on the Plat of Coors Cont'd North.  
 CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Chavez - Grienes

CONTACT: Ray Jones

ADDRESS: 4600-C Montgomery N.E

PHONE: 881-7376

OWNER: Diamond Shamrock

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

ADDRESS: 9830 Colonnade Blvd.

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

ARCHITECT: Kevin Georges

CONTACT: Kevin George

ADDRESS: 127 Jefferson N.E

PHONE: 255-4975

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

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

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

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

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

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

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

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

## PRE-DESIGN MEETING:

☐ YES

☐ NO

☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO. \_\_\_\_\_

EPC NO. \_\_\_\_\_

PROJ. NO. \_\_\_\_\_

## 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: 4/29/91

BY: Ray Jones

APR 30 1991



CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

DRAINAGE FILE/ZONE ATLAS PAGE NO.: K-10-D20 DATE: 02/21/91  
EPC NO.: NA DRB NO.: NA ZONE: SU1  
SUBJECT: ATRISCO BUSINESS PARK/SERVICE STATION  
STREET ADDRESS: SW CORNER OF COORS AND BLUEWATER  
LEGAL DESCRIPTION: TRACT D4 OF THE COORS CENTRAL NORTH SUBDIVISION

APPROVAL REQUESTED: PRELIMINARY PLAT FINAL PLAT  
X SITE PLAN/BLDG APPRV BUILDING PERMIT  
GRADING/PAVING PERMIT OTHER

WHO REPRESENTING  
ATTENDANCE VICTOR CHAVEZ CONSULTANT  
FRED J. AGUIRRE HYDROLOGY DEVELOPMENT

FINDINGS:

An approved conceptual grading and drainage plan is required for site plan approval. The temporary drainage concept used by Arby's restaurant (Tract D2) can be used by this development. The concept used consisted of the construction of temporary retention ponds for a 10-year, 24 Hr storm. The difference between the 100yr, 24 Hr storm and the 10 yr, 24 Hr storm will be allowed to overflow to the proposed permanent pond adjacent to Tract D4. The permanent pond will have to be excavated with this development.

This concept will require the concurrence from the owner of Tract D1 and his acceptance of the responsibility to construct the permanent ponds and outfall per the approved master plan when he develops Tract D1.

Drainage covenants for the maintenance of these ponds will be required as a condition of building permit release. Additionally, confirmation that private drainage easements exists to allow drainage across and onto Tract D1.

For building permit sign-off, an approved drainage plan will be required which incorporates the drainage concept of the conceptual drainage plan.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Fred J. Aguirre SIGNED: Victor J. Chavez  
TITLE: Eng TITLE: Proj. Engr.  
DATE: 2/22/91 DATE: 2/22/91

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.

Job DIAMOND SHAM ROCK (CORE & BLOWMETER  
 Subject (AS-BUILT) POND CAPACITY  
 Client DIAMOND SHAM ROCK

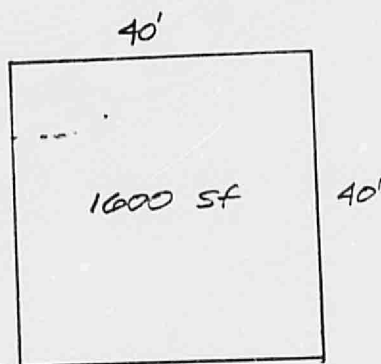
Sheet No. 1 of 1  
 Job. No. \_\_\_\_\_  
 By RMS Date 12-19-91



CHAVEZ - GRIEVENS / CONSULTING ENGINEERS, Inc.

Albuquerque, NM

DEC 18 1991



SCALE 1" = 20'

PLANIMETER READINGS  $\left. \begin{array}{l} 288 \\ 274 \\ 280 \end{array} \right\} \text{AVG} = 280.6667$

$$\text{CONSTANT} = \frac{1600 \text{ SF}}{280.6667} = 5.7007$$

POND READINGS

CONTOUR	READING	AREA
B4	$\left. \begin{array}{l} 775 \\ 791 \end{array} \right\} \text{AVG} = 783$	4464 SF
B4.77 (OVERFLOW)	$\left. \begin{array}{l} 1132 \\ 1150 \end{array} \right\} \text{AVG} = 1141$	6505 SF
B3.40 (BOTTOM)		2434 SF

CAPACITY

$$\left[ \frac{(2434 \text{ SF} + 4464 \text{ SF}) \times .6'}{2} \right] + \left[ \frac{(6505 \text{ SF} + 4464 \text{ SF}) \times .77'}{2} \right]$$

CAPACITY = 6292 CF ; RBR 5078 CF ✓

K10/D203

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISIONAGENDA NUMBER: 09  
ENVIRONMENTAL PLANNING COMMISSION  
MAY 16, 1991  
Z-88-76-1

Z-88-76-1 Chavez/Grieves, agent for Diamond Shamrock and De La Torre Rainhart agent for Las Colinas Realty Development Co., request amendment of a site plan for subdivision purposes and approval of a site plan for building permit for Tract D-4, Atrisco Business Park, zoned SU-1 for C-1 Uses, located at the southwest corner of Bluewater Road N.W., and Coors Boulevard N.W. containing approximately .9326 acres. (K-10)

COMMENTS FROM OTHER DEPARTMENTS:

## ENVIRONMENTAL HEALTH DEPARTMENT

Air Pollution Control Division

"Tank specifications and installation must conform with New Mexico Underground Storage Tank Regulations as amended through July 6, 1990."

No comments received.

## FIRE DEPARTMENT/Planning

## LAND RESOURCES &amp; REGULATION DEPARTMENT

Real Property

Zoning Enforcement

## NEIGHBORHOOD SERVICES

No comments received.

"Lacks handicapped parking."

"No recognized neighborhood association. West Area Association has been notified."

## PLANNING DEPARTMENT

Capital Improvement

Redevelopment Division

## PARKS AND RECREATION DEPARTMENT/Administration

## OFFICE OF OPEN SPACE

## POLICE DEPARTMENT/Planning

## SOLID WASTE MANAGEMENT DEPARTMENT/Refuse Division

## PUBLIC WORKS DEPARTMENT

Hydrology

No comments received.

No comments received.

"Does not adversely affect any City Parks and Recreation Department facilities."

"No adverse comments."

"No adverse comments."

No comments received.

"An approved conceptual grading and drainage plan is required for site plan sign-off. As of April 18, 1991, this office has not received the required drainage submittal for review and approval. This office has had a pre-design meeting with the applicants engineer and have no objection to the proposed temporary ponding concept."

"No adverse comments."

Transportation Planning

Transportation Development

"The existing subdivision plat meets the requirements of the Coors Corridor Plan, in order to modify the plat and maintain compliance with the "Plan" several conditions must be imposed. Conditions of approval should include the following:

CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION

0000 0000 1343

AGENDA NUMBER: 09  
ENVIRONMENTAL PLANNING COMMISSION  
MAY 16, 1991  
Z-88-76-1  
PAGE 2

- Subdivision replat which incorporates the following items -
  - a) Vacation of the original shared access point and deceleration lane from the plat;
  - b) Notification that the temporary access point to Bluewater Road will be closed and replaced at the property owner's expense upon the request of the Traffic Engineer.
  - c) Dedication of right-of-way for a bus bay on the Coors Boulevard frontage of Tract D-1.
- A 6 foot sidewalk along Coors and Bluewater, with wheel chair ramps at all drives and at the Coors / Bluewater intersection is required.
- Access to this site will be provided in the following manner -
  - a) From Coors Boulevard - A 50 foot driveway with 25 foot curb returns and a 10 to 1 taper lane are required [Right Turn Only].
  - b) From Bluewater Road - 1) A temporary 40 foot driveway with 20 foot curb returns, adjacent to the western property line may be allowed. The allowance is made under the following conditions:
    - a) the plat must reflect that the access is temporary;
    - b) the access will be closed at the request of the Traffic Engineer;
    - c) the closure will occur when the common access road is developed and a median is implemented on Bluewater Road;
    - d) the revisions to the access point from the temporary to the permanent location will be at the property owner's expense.2) The permanent 40 foot driveway with 20 foot curb returns to be located 25 feet east of the Bluewater/Common Access Road intersection. [Right Turn Only]  
See previous conditions regarding revisions to the "temporary" location.
  - c) From Common Access Rd. - a) a 40 foot driveway with 20 foot curb returns, at a distance not less than 25 feet south of the Bluewater/Common Access Road intersection is recommended. [Full Access]."



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION

AGENDA NUMBER: 09  
ENVIRONMENTAL PLANNING COMMISSION  
MAY 16, 1991  
Z-88-76-1  
PAGE 3

Utility Development

TRANSIT DEPARTMENT

"No Comment."

"The Transit Parking Department is interested in having a bus bay located on Coors south of the proposed driveway."

COMMENTS FROM OTHER AGENCIES:

ALBUQUERQUE FLOOD CONTROL AUTHORITY

"The City of Albuquerque maintains the drainage facilities adjacent to this site. See Public Works, Hydrology comments."

ALBUQUERQUE PUBLIC SCHOOLS

"No adverse comments."

MIDDLE RIO GRANDE COUNCIL OF GOVERNMENTS

"The Long Range Major Street Plan designates Coors Boulevard as a limited access principal arterial and Bluewater road as a collector."

PLANNING DIVISION COMMENTS TO THE ENVIRONMENTAL PLANNING COMMISSION, MAY 16, 1991

Request Summary:

This is a request for approval of a site development plan for subdivision purposes and a site plan for building for a .93 acre portion of a 22 acre tract. The site is proposed to be developed with a gas station, food, package liquor store and car wash.

Applicable Plans and Policies:

This request lies with the Established Urban Area as designated by the Comprehensive Plan. The Comprehensive Plan generally calls for a full range of urban land uses in the Established Urban category. Emphasis is placed on the location and design of employment services to complement residential areas and shall be sited to minimize adverse effects on residential environments.

The site also lies within the boundaries of the Atrisco Business Park Master Plan and the Coors Corridor Plan. The Atrisco Business Park Master Plan specifies land use and design standards for development. The Coors Corridor Plan provides additional design standards for both right-of-way and site plan design.

Area Characteristics and Zoning History:

The request lies in an area which contains a considerable amount of vacant land on the west side of Coors. Development adjacent to the site consists of the Sunwest Bank north of the site across Bluewater Road. This request is part of the Atrisco Business Park Master Plan which established the area as a neighborhood commercial shopping center in 1974 (Z-84-47).

A site plan for subdivision which included the site (parcel D-4), was approved in September 1988. A site plan for the Arby's development south of the site was also approved. The site plan for subdivision and site plan for building purposes in accordance with all applicable plans set the standards for the area (Z-88-76).

A relevant site plan request was for the Giant Service station approved in May 22, 1989. This site is part of a larger shopping center site located near the north west corner of Central and Coors Boulevards. A major point of contention was that of signage. An additional free standing sign was requested for the Giant Service station site. However, the Environmental Planning Commission specifically limited signage to two signs for the overall shopping center, one on Central and one on Coors Boulevard. The proposed free standing sign was not in conformance with the Coors Corridor Plan or existing conditions and eliminated from the plan. In lieu of free standing signs, gas price signs have been located on the canopy columns (Z-86-24-3).

Analysis/Site Plan for Subdivision:

The Zoning Code requires the plan show the site, proposed use, pedestrian and vehicular ingress/egress and internal circulation. The submittal does contain the required information for review and is generally consistent with the previously approved plans. The exceptions being that of setbacks, access and a landscaping plan for the ponding areas adjacent to Coors Boulevard.

**Note:** The applicant has listed package liquor sales for this site. Council Bill No 0-60 approved on November 1990, has amended the Zoning Code noting the sale of alcoholic drink for consumption off premise is prohibited in the C-1 zone. This proposed use must therefore be eliminated from the list of uses on this site.



CITY OF ALBUQUERQUE  
PLANNING DEPARTMENT  
PLANNING DIVISION

AGENDA NUMBER: 09  
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MAY 16, 1991  
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#### Building Setbacks:

The applicant is proposing to revise the building setbacks from 20 feet to 6 feet when adjacent to access easements. This change is needed to accommodate the car wash as shown. The plan shows a 15 foot landscaping strip between the car wash and the property line. To approve a six foot building setback could eliminate the shown landscape strip at this location. The building setback at this location should be a minimum of 15 feet to include landscaping for screening and buffering.

While a change to the building setback for the carwash may be appropriate, a fifteen foot setback may not be appropriate at other locations of the shopping center site. For this reason, the existing 20 foot setback adjacent to easements should remain at 20 feet. However, an additional statement noting a fifteen foot setback is acceptable for Tract D-4 to accommodate only the car wash.

#### Access/Traffic Flow:

The Traffic Engineer has submitted substantial comments concerning access and traffic flow. A majority of these requirements have been satisfied and shown on the plan. The following are those requirements not addressed on the plan.

The applicant is proposing to revise the access points on Coors Boulevard and Bluewater Roads. The shared access point on Coors Boulevard, between the ponding area and Tract D-4 is to be eliminated and redesigned to service only Diamond Shamrock. The Traffic Engineer is requiring a statement noting the elimination is voluntary and future development of the parcels surrounding Tract D-4 will not require the reinstatement of the shared access.

The applicant is also requesting temporary access onto Bluewater Road. The Traffic Engineer has noted this access point is appropriate until the interior access road is constructed. This temporary access point will be closed at the request of the Traffic Engineer. Upon closure the permanent access point will be required. right-in/right-out onto Bluewater Road. Forty foot driveways with 20 foot curb returns will be required. The new access point will be located 25 feet east of the Bluewater/common access intersection.

The Transit Department is requesting a bus bay be located in an appropriate area south of the site. An appropriate area would be in the area of the ponding sites. The location and dimensions of the bus bay should be shown on the plan prior to final sign-off. The bus bay is to be constructed at the time the first major building is to be built.

#### Landscaping:

The existing approved plan for subdivision requires a detailed landscaping plan be provided for the ponding area prior to any further subdivisions. The note addressing ponding landscaping is not clear as to timing of landscape installation. The note should be revised to state landscaping around the ponds shall be instituted at the time the ponds are first to be utilized.

#### Site Plan for Building:

A Diamond Shamrock service station to include car wash is proposed for Tract D-4. The retail store will consist of a 1,305 square foot building. The building and canopy will be finished in the typical colors for Diamond Shamrock, white with red bands and areas of green mainly for signage.

As with most service stations the maximum amount of signage is proposed for this site. Wall mounted signs will be utilized on the retail center, car wash, service station canopy, and free standing sign. The applicant has proposed a 76 square foot monument sign 8.4 feet in height. The sign will be mainly used to post gas prices. The Coors Corridor Plan limits one free standing sign per frontage. The Planning Commission specifically limited signage on this site to two signs in accordance with the Coors Plan and prior commission actions on similar sites (Giant Service Station). This requirement is also clearly noted on the existing site plan for subdivision purposes. Staff recommends the applicant provide well-designed signage on the canopy structure rather than an additional monument sign.

The number of parking spaces for the site appears adequate, however it is deficient in providing handicap parking spaces. In addition, sidewalks adjacent to Bluewater Road and adjacent to the carwash do not appear to be designed for the handicapped. A minimum of one handicap space should be provided as required by the Comprehensive Code Section 40.A 5.e.1. All sidewalks must also be designed to accommodate the handicapped.

Building setbacks for this site adjacent to Bluewater Road is required to be a minimum of 20 feet. The site plan shows a 15 foot setback area. This setback must be increased to 20 feet in accordance with the existing site plan for subdivision.

The site plan shows the location of the internal lot lighting and notes light intensity. However the plan does not show or note the height of the light standards. The Coors Corridor plan requires light standards must be kept to a maximum of 35 feet in height. A light standard typical detail or a statement noting parking lot light standard height should be provided. The note shall also state lighting shall have a sharp cut-off to retain parking lot lighting on site.

CITY OF ALBUQUERQUE  
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Findings/Site Plan for Subdivision:

1. The proposed site plan for subdivision generally complies with the Atrisco Business Park Master Plan and the Coors Corridor Plan with minor exceptions.
2. Minor modifications to setbacks on this site will not adversely affect the overall shopping center site.
3. Council Bill Number 0-60 has amended the Zoning Code eliminating liquor sales in the C-1 zone.

RECOMMENDATION:

Approval of Z-88-76-1, amendment to the site plan for subdivision, is recommended based on the preceding Findings and subject to the following Conditions.

Conditions:

1. Fifteen foot setbacks adjacent to access easements shall be allowed only for the car wash on Tract D-4.
2. The plan shall be revised to note the elimination of the shared access point is voluntarily being accomplished. Future developments of surrounding parcels shall not require reinstatement of the shared access.
3. The plan shall be revised to note the temporary access is appropriate until the interior access road west of the site is constructed and will be closed at the request of the Traffic Engineer. The permanent access point will be right in, right out onto Bluewater containing a 40 foot driveway with 20 foot curb returns located 25 feet east of the Bluewater/common access point.
4. A bus bay shall be shown, located in the area of the ponding area adjacent to Coors Boulevard. The bus bay shall be constructed at the time the first major building is constructed on the remainder of the shopping center site.
5. The plan shall specify that the ponding landscaping plan shall be required, and landscaping installed, at the time the ponding areas are first to be utilized.

Findings/Site Plan for Building:

1. The proposed use and design, with minor modifications, is in conformance with the Atrisco Business Master Plan and Coors Corridor Plan.

Recommendation:

Approval of Z-88-76-1, site plan for building, is recommended based on the preceding Findings and subject to the following Conditions.

Conditions:

1. Signage shall be limited to wall mounted and canopy signs only. Final canopy sign size and design shall be approved by Planning Staff.
2. An additional handicapped parking space shall be provided. All sidewalks shall be handicap accessible.
3. Building setback dimensions adjacent to Bluewater Road shall be increased to 20 feet in accordance with the site plan for subdivision.
4. Parking lot light standards shall be a maximum of 35 feet in height and shall provide a sharp cut off.

*Carl Benavides*  
Carl Benavides  
Associate Planner

CB/lj

12305

cc: Diamond Shamrock, 9702 Brockbank, Dallas, TX; 75220  
Chavez/Grieves, 4600-C Montgomery NE, Suite 101, Albuquerque, NM; 87109  
Las Colinas Realty and Development Co., 3615 Rio Rancho Blvd., Suite 203-B, Corrales, NM; 87048  
De La Torre/Rainhart, 700 Lomas NE, Albuquerque, NM; 87102  
Greg Foltz, 10200 Corrales Rd., NW, #E-3, Albuquerque, NM; 87048

IT IS REQUESTED THAT THE APPLICANT/AGENT BE PRESENT AT THE HEARING.

APPLICATION FOR ZONE MAP AMENDMENT  
AND/OR DEVELOPMENT PLAN

INSTRUCTIONS: PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8½ by 14 inches.

Applicant's Name: LAS COLINAS REALTY AND DEVELOPMENT CO. requests

☐ Zone Map Amendment ☒ Development Plan Review ☐ Annexation  
SUBDIVISION Type of Plan

For TRACT D-4 Block(s): \_\_\_\_\_ in Subdivision/Addition ATRIGCO BUSINESS PARK  
 Presently zoned \_\_\_\_\_ and proposed to be zoned as NA located at:  
 Street Address (No. if any): COOKS BOULEVARD NW.  
 Between BLUEWATER ROAD Street and CENTRAL AVE Street

Total Land Area Covered by Application: Acres .9326 Square Feet \_\_\_\_\_

Number of DU's Proposed NA DU's Per Gross Acre NA DU's Per Net Acre NA

APPLICANT INFORMATION:

Applicant's Mailing Address: 3615 RIO RANCHO BLVD Phone: 897-7227  
SUITE 203-B CORRALES, NM. Zip Code: 89648

Applicant's Proprietary Interest in Property: OWNER

Agent if any: DE LATORRE RAINHART Phone: 842-9500  
 Mailing Address: 700 LOMAS NE. ALBUQ NM Zip Code: 87102  
 Signature of Applicant: [Signature] Date: 3/29/91

\*\*\*\*\*

FOR PLANNING STAFF USE ONLY

Application Received By: N Richards Date: 3-24-91

Fee: \$ 270.00 Paid \$ 270.00 Method of Payment: ck

Cross-Ref.: AX- \_\_\_\_\_ Z- \_\_\_\_\_ S- \_\_\_\_\_ Other: \_\_\_\_\_

No. of Signs Issued: 2 ZHE or (EPC?) \_\_\_\_\_

1 copy each to:  
 Research Analyst  
 Applicant  
 Graphics

Hearing Date: 5-16-91  
 Z- 91-21 5-30-91  
 Case Number \_\_\_\_\_  
 Map Number: 1-11

**APPLICATION FOR ZONE MAP AMENDMENT  
AND/OR DEVELOPMENT PLAN**

**INSTRUCTIONS:** PRINT OR TYPE IN BLACK INK ONLY. Use additional sheets, if necessary. Thirty (30) copies (Annexation, forty copies) of all attachments must be submitted with the application and, after folding, shall not exceed 8 1/2 by 14 inches.

Applicant's Name: Diamond Shamrock requests

Site Plan for building purposes.  
☐ Zone Map Amendment    ☒ Development Plan Review    ☐ Annexation  
 Type of Plan

For Lot(s): \_\_\_\_\_ Block(s): D-4 in Subdivision/Addition Atrisco Business Park

Presently Zoned SU-1 and proposed to be zoned as SU-1 located at:

Street Address (No. 1f any): \_\_\_\_\_

Between Bluewater Road NW Street and Coors NW Street

Total Land Area Covered by Application: Acres .9326 Square Feet 40624

Number of DU's Proposed NA DU's Per Gross Acre NA DU's Per Net Acre NA

Uniform Property Code Number: 1010-057-480-468-10119  
 (18 digit property tax Number issued by County Assessor)

NOTE: Neighborhood Notification form must accompany application.

**APPLICANT INFORMATION:**

Applicant's Mailing Address: 9702 Brockbank Phone: 214-357-7386  
Dallas, Texas Zip Code 75220

Applicant's Proprietary Interest in Property Owner

Agent if any: Chavez / Grieves Phone: 881-7376

Mailing Address: 4600-C Montgomery NE - Suite 101 Zip Code: 87109

APPLICANT SIGNATURE: [Signature] Date: 3-29-91  
 (Owner or Trustee of Property)

List Reason For Request on reverse side or attach separate sheet.

**FOR PLANNING STAFF USE ONLY**

Application Received By: [Signature] Date: 3/29/91  
 Fee: \$270.00 Paid: \$270.00 Method of Payment: Check

Cross-Ref.: AX- \_\_\_\_\_ Z- \_\_\_\_\_ S- \_\_\_\_\_ Other: \_\_\_\_\_

No. of Signs Issued: 2 ZHE or EPC?

1 copy each to:  
 Research Analyst

Hearing Date: May 16, 1991

Applicant

Z-88-76-1

Graphics

Map Number: K-10





## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Date March 27, 1991

To: PLANNING DEPT.

This letter will serve to notify you that on 3/27/91,  
David Weatherman of DeLaTorre Rainhart Arch.  
(Contact Name) (Company or Agency)

contacted Neighborhood Coordination requesting the contact names for any  
Recognized Neighborhood Associations affected by their request concerning a  
zoning action or site development plan, etc. at Southwest corner  
of Coors & Bluewater (K-10).

Our records indicate that as of March 27, 1991, there were no  
Recognized Neighborhood Associations in this area.

If you have any further questions concerning this item, please call me at  
768-3785.

Sincerely,

*Mary Lou Haywood*

Mary Lou Haywood-Spells  
Neighborhood Coordination

3217B

AN EQUAL OPPORTUNITY EMPLOYER

25X10



0000 0000 1350



## City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

Date March 26, 1991

To: PLANNING Dept.

This letter will serve to notify you that on 3/26/91,  
Kevin Georges of Kevin Georges & Assoc.  
(Contact Name) (Company or Agency)

contacted Neighborhood Coordination requesting the contact names for any  
Recognized Neighborhood Associations affected by their request concerning a  
zoning action or site development plan, etc. at Southwest corner  
of Courts & Bluewater.

Our records indicate that as of March 26, 1991, there were no  
Recognized Neighborhood Associations in this area.

If you have any further questions concerning this item, please call me at  
768-3785.

Sincerely,

*Mary Lou Haywood*

Mary Lou Haywood-Spells  
Neighborhood Coordination

32178

AN EQUAL OPPORTUNITY EMPLOYER

25x10

0000 0000 1351

Z-88-76-1



Z-88-76-1

Chavez/Grievies, agent for Diamond Shamrock and De La Torre Rainhart agent for Las Colinas Realty Development Co., request amendment of a site plan for subdivision purposes and approval of a site plan for building permit for Tract D-4, Atrisco Business Park, zoned SU-1 for C-1 Uses, located at the southwest corner of Bluewater Road N.W., and Coors Boulevard N.W. containing approximately .9326 acres. (K-10)

CASE ASSIGNED TO: (name)

SKETCH REVIEWED AND APPROVED BY (case planner)

RECOMMENDED APPROVAL BY:

date

HEARING DATE

5-16-91

MAP NO.

K-10

FILE NO.

Z-88-76-1

P

