

# CITY OF ALBUQUERQUE



July 13, 2011

Jeffrey Mulberry, P.E.  
Bohannon Huston, Inc.  
7500 Jefferson St NE  
Albuquerque, NM 87109

**Re: UNM ACC Privatized Student Housing, 2710 Campus Blvd NE**  
**Grading and Drainage Plan**  
**Engineer's Stamp dated 5-16-11 (K16/D078)**

Dear Mr. Broughton,

Based upon the information provided in your submittal received 7-11-2011, the above referenced plan is approved for SO-19 Permit.

A separate permit (SO 19) is required for construction within this easement. A copy of this approval letter must be on hand when applying for the excavation/barricading permit.

The storm drain work in the easement must be inspected and accepted. Please contact Martin Pacheco, 235-8016, to schedule an inspection. It is also recommended to contact Martin Pacheco prior to performing the work.

Please Certify the invert elevation of the storm drain connection to the manhole on Sheet C-102 and provide us a copy for our records.

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

Sincerely,

Curtis A. Cherie, P.E.  
Principal Engineer, Planning Dept.  
Development and Building Services

C: Antoinette Baldonado, Excavation and Barricading  
Martin Pacheco, Street/Storm Drain Maintenance  
file

**DRAINAGE AND TRANSPORTATION INFORMATION SHEET**  
(Rev. 12/2005)

PROJECT TITLE: UNM ACC PRIVATIZED STUDENT HOUSING ZONE MAP/DRG. FILE # K-16 / D078  
DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: UNM Central Campus  
CITY ADDRESS: 2710 Campus Blvd. N.E. 87131

ENGINEERING FIRM: Bohannon Huston Inc. CONTACT: Mike Balaskovits  
ADDRESS: 7500 Jefferson NE PHONE: (505) 823-1000  
CITY, STATE: Albuquerque, NM ZIP CODE: 87109

OWNER: ACC OP Development LLC CONTACT: Sam Newman  
ADDRESS: 805 Las Cimas Pkwy, Ste 400 PHONE: 512-732-2944  
CITY, STATE: Austin, TX ZIP CODE: 78746

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

SURVEYOR: \_\_\_\_\_ 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-RESUBMITTAL  
☒ GRADING PLAN  
\_\_\_\_ EROSION CONTROL PLAN  
\_\_\_\_ ENGINEER'S CERT (HYDROLOGY)  
\_\_\_\_ CLOMR/LOMR  
\_\_\_\_ TRAFFIC CIRCULATION LAYOUT  
\_\_\_\_ ENGINEER CERT (TCL)  
\_\_\_\_ ENGINEER CERT (DRB SITE PLAN)  
\_\_\_\_ OTHER (SPECIFY) \_\_\_\_\_

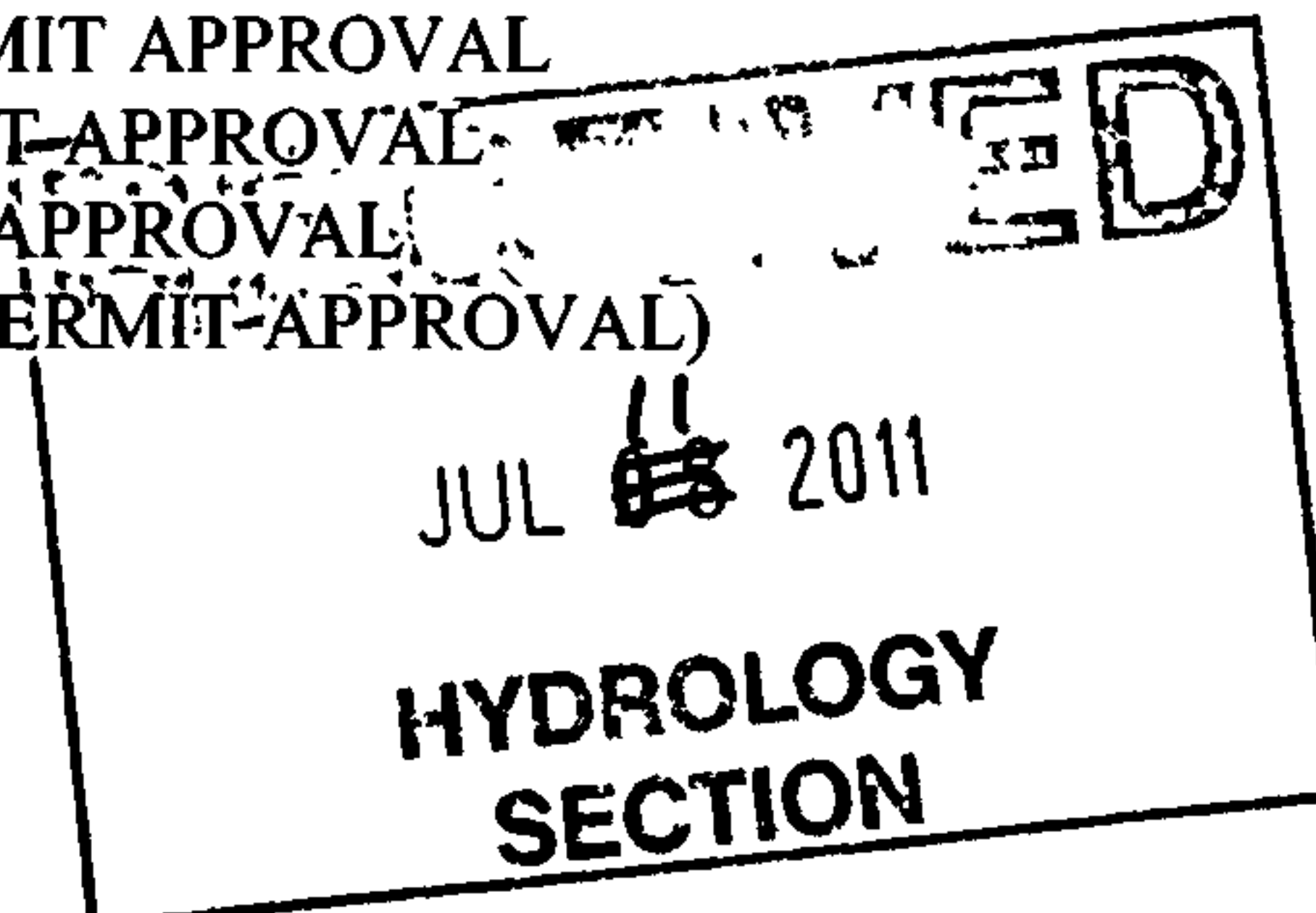
**CHECK TYPE OF APPROVAL SOUGHT:**  
\_\_\_\_ SIA/FINANCIAL GUARANTEE RELEASE  
\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_ S. DEV. PLAN FOR SUB'D APPROVAL  
\_\_\_\_ S. DEV. FOR BLDG. PERMIT APPROVAL  
\_\_\_\_ SECTOR PLAN APPROVAL  
\_\_\_\_ FINAL PLAT APPROVAL  
\_\_\_\_ FOUNDATION PERMIT APPROVAL  
\_\_\_\_ BUILDING PERMIT APPROVAL  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (PERM)  
\_\_\_\_ CERTIFICATE OF OCCUPANCY (TEMP)  
\_\_\_\_ GRADING PERMIT APPROVAL  
\_\_\_\_ PAVING PERMIT APPROVAL  
\_\_\_\_ WORK ORDER APPROVAL  
☒ OTHER (SO-19 PERMIT APPROVAL)

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
\_\_\_\_ YES  
\_\_\_\_ NO  
\_\_\_\_ COPY PROVIDED

SUBMITTED BY: Mike Balaskovits DATE: 7-8-2011

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 define 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.



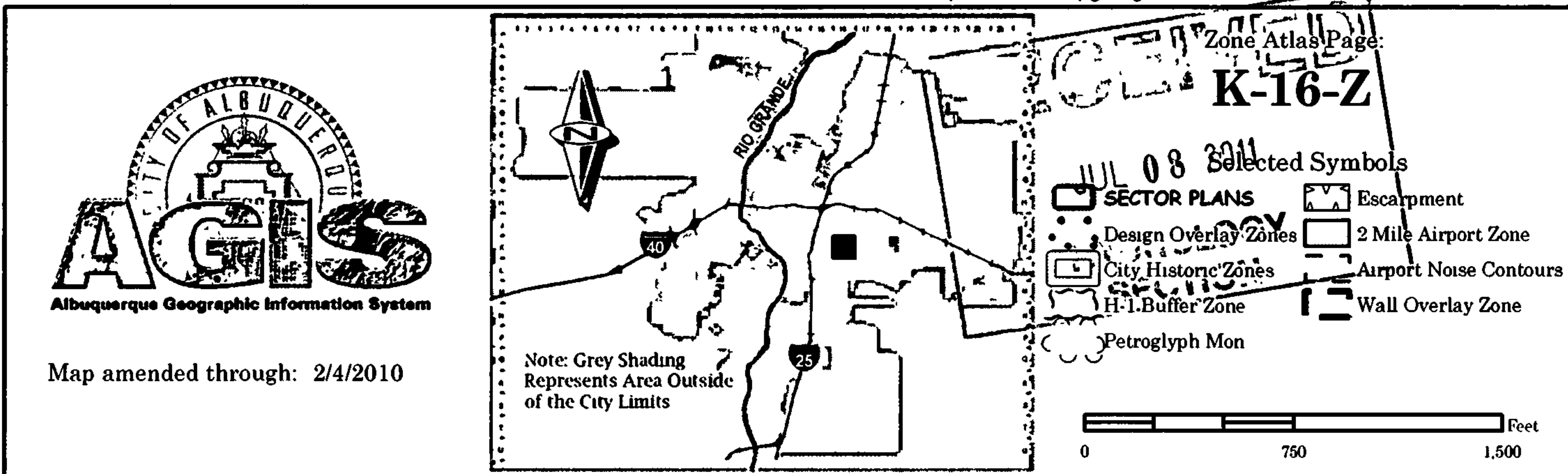
74/28







For more current information and more details visit: <http://www.cabq.gov/gis>



Courtyard I  
7500 Jefferson St. NE  
Albuquerque, NM  
87109-4335

www.bhinc.com

voice: 505.823.1000  
facsimile: 505.798.7988  
toll free: 800.877.5332

## CLIENT/COURIER TRANSMITTAL

To: Curtis Cherne, P.E.  
City of Albuquerque Hydrology  
600 Second St, 2nd floor

Requested by: Mike Balaskovits

Date: 7/8/2011

Time Due: ☐ This A.M.  
☒ This P.M.  
☐ Rush \_\_\_\_\_  
☐ By Tomorrow

Phone: 924-3986

Job No.: 20100284

Job Name: UNM ACC Privatized Student  
Housing

### DELIVERY VIA

☒ Courier ☐ Federal Express  
☐ Mail ☐ UPS  
☐ Other

### PICK UP

Item: \_\_\_\_\_

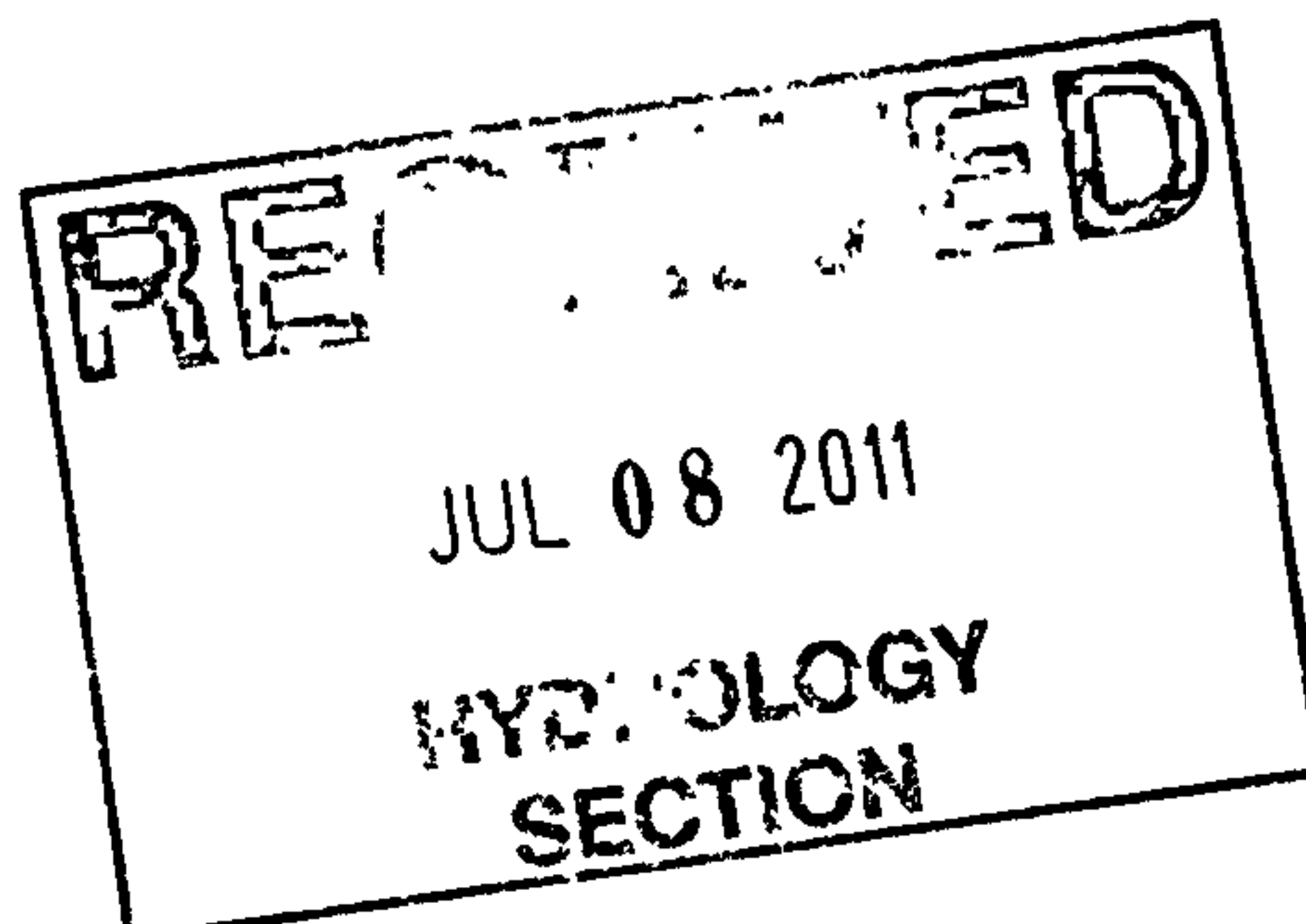
<u>ITEM NO.</u>	<u>QUANTITY</u>	<u>DESCRIPTION</u>
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1	2 sets	Drainage Management Plan and Grading and Drainage Plan (Engineer Stamp dated 7-8-11)
2	1	Drainage Info Sheet

3	1	VACATION ORD 290
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4	1	FLOODPLAIN DEVELOPMENT PERMIT FORM
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### COMMENTS / INSTRUCTIONS



REC'D BY: \_\_\_\_\_ DATE: \_\_\_\_\_ TIME: \_\_\_\_\_

ENGINEERING ▲  
SPATIAL DATA ▲  
TECHNOLOGIES ▲



PEARCE C. RODEY (1889-1958)

DON L. DICKASON  
WILLIAM A. SLOAN  
JACKSON G. AKIN  
JOHN D. ROBB  
CHARLES B. LARRABEE  
JAMES C. RITCHIE  
JOHN P. EASTHAM  
WILLIAM C. SCHAAK  
WILLIAM C. BRIGGS

RAY H. RODEY  
ROBERT D. TAICHERT  
ROBERT M. ST. JOHN  
JOSEPH J. MULLINS

RODEY, DICKASON, SLOAN, AKIN & ROBB

COUNSELLORS AND ATTORNEYS AT LAW

FIRST NATIONAL BANK BUILDING

ALBUQUERQUE, NEW MEXICO

POST OFFICE BOX 558

TELEPHONE CHAPEL 7-1504

November 17, 1960

University of New Mexico  
Albuquerque  
New Mexico

Attention: Mr. Tom L. Popejoy, President

Re: Vacation of Campus Boulevard

Dear Mr. Popejoy:

We enclose herewith Quitclaim deed from the City of Albuquerque to The Regents of the University of New Mexico conveying to the Regents all of the streets and alleys in Block "B" of the Campus of the University of New Mexico. This deed was recorded in the office of the County Clerk of Bernalillo County, New Mexico on November 11, 1960 in Vol. D-570, Page 485. The deed is dated November 7, 1960 and was executed pursuant to City of Albuquerque Commission Ordinance No. 1821. This deed should be kept in the permanent records of the University.

We would like to call your attention to the reservations in the deed which read as follows:

"There is hereby retained by and reserved to the City of Albuquerque, New Mexico all easements for public utilities and drainage, whether municipally owned or privately owned, which may be necessary for public use and benefit at the present time or in the future; all the right-of-way of Campus Boulevard N. E. as a drainage and utility easement; and the right of ingress and egress to said easements and right-of-way, shown on said Plat."

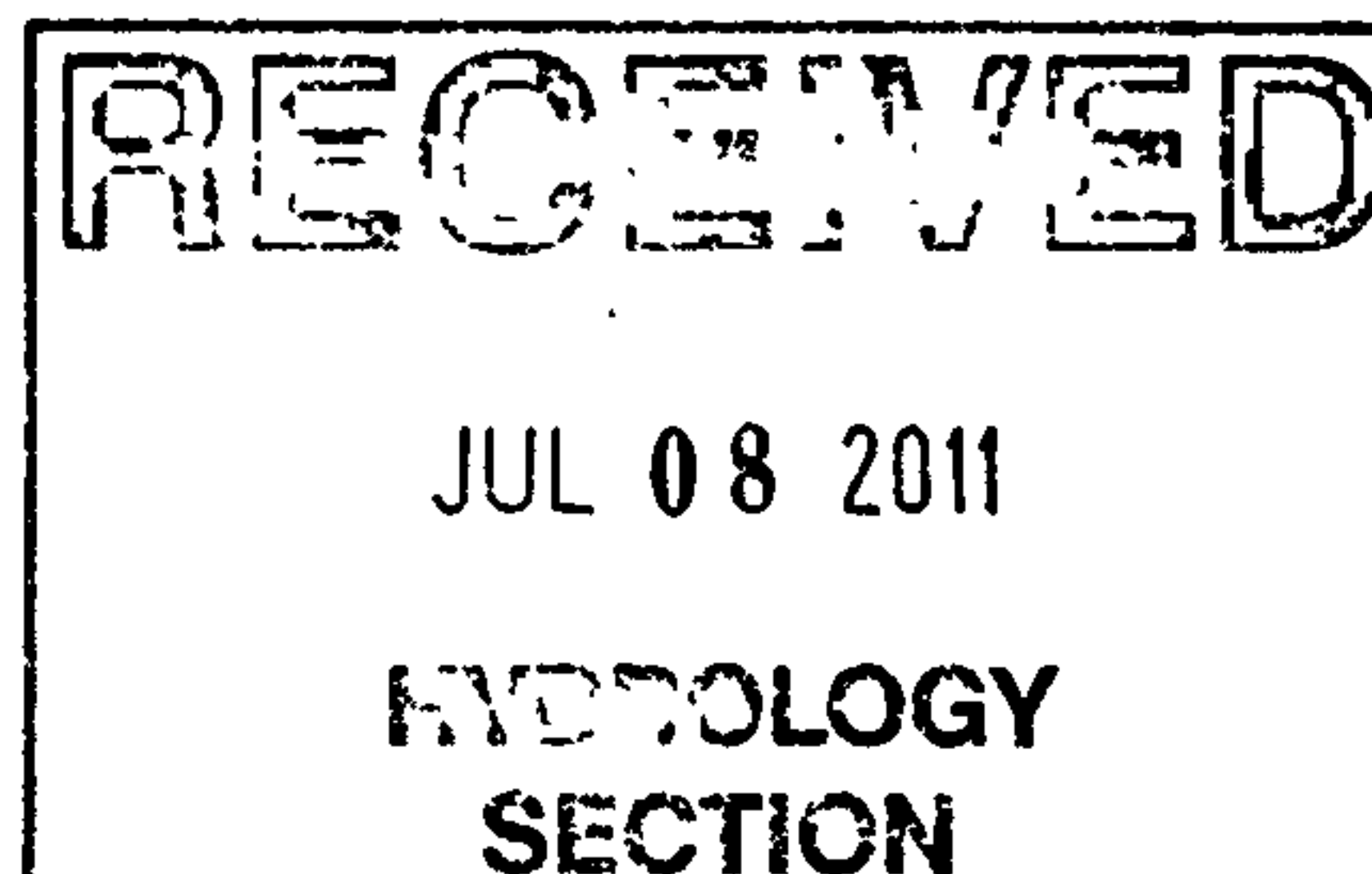
We believe that this completes the work connected with the vacation of Campus Boulevard and adjoining streets and alleys.

Very truly yours,

RODEY, DICKASON, SLOAN, AKIN & ROBB

By:

*Charles B. Larrabee*  
Charles B. Larrabee



CBL:CMR  
Enclosure

385  
95012

QUITCLAIM DEED

THE CITY OF ALBUQUERQUE, NEW MEXICO, a municipal corporation,  
for consideration paid, quitclaims to THE REGENTS OF THE UNIVERSITY OF  
NEW MEXICO the following described real estate in Bernalillo County,  
New Mexico:

That portion of Vassar Avenue N. E., between the South  
right-of-way line of Lomas Boulevard N. E. and the  
North right-of-way line of Campus Boulevard N. E. and  
that portion of Campus Boulevard N. E. between the South  
right-of-way line of Lomas Boulevard N. E. and the West  
right-of-way line of Girard Avenue N. E. and all alleys,  
walkways and alley easements within the boundaries of  
Block "B", Campus of the University of New Mexico, as  
shown and designated on the Amended and Supplemental  
Plat of Block "B", Campus of the University of New  
Mexico, filed in the Office of the County Clerk of  
Bernalillo County, New Mexico on November 1, 1947.

This deed is executed pursuant to Commission Ordinance  
No. 1821. There is hereby retained by and reserved  
to the City of Albuquerque, New Mexico all easements  
for public utilities and drainage, whether municipally  
owned or privately owned, which may be necessary for  
public use and benefit at the present time or in the  
future; all the right-of-way of Campus Boulevard N. E.  
as a drainage and utility easement; and the right of  
ingress and egress to said easements and right-of-  
way, shown on said Plat.

WITNESS my hand and seal this 7 day of November

1960.

Commission Ordinance No. 1821

CITY OF ALBUQUERQUE, NEW MEXICO  
A Municipal Corporation

By

Maurice Sanchez  
Maurice Sanchez, Chairman of the  
City Commission and Ex-Officio—  
Mayor of the City of Albuquerque,  
New Mexico

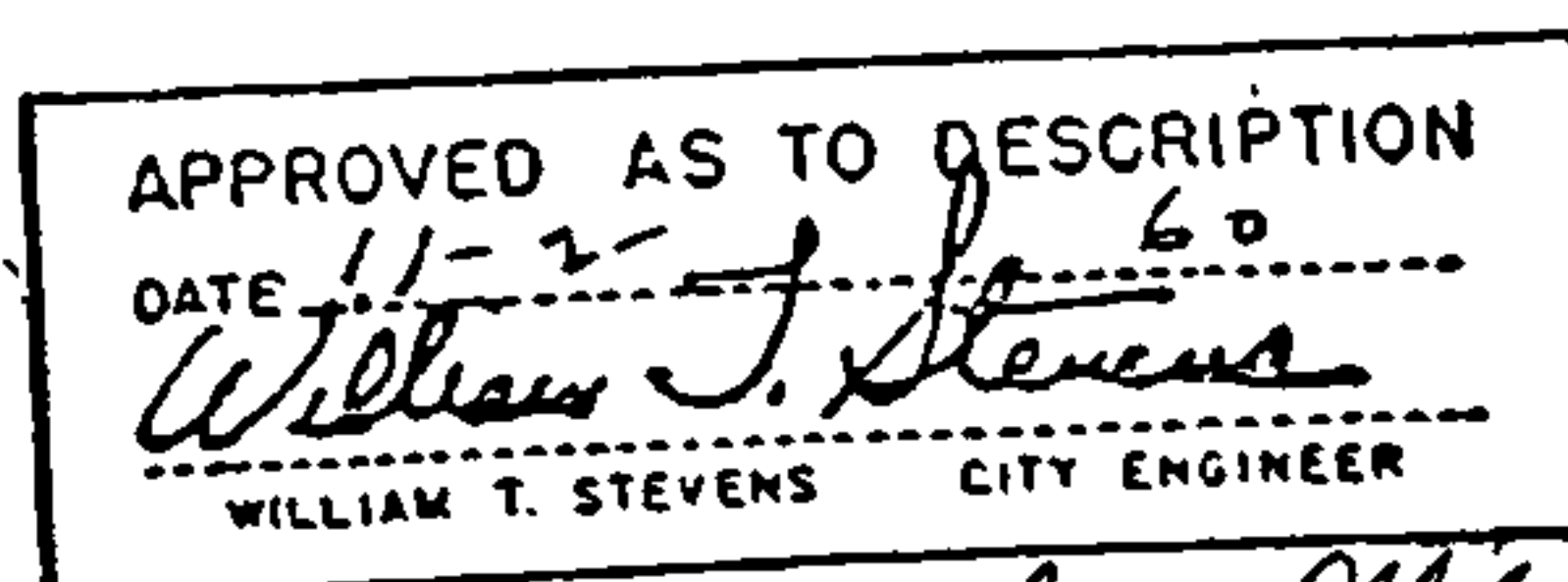
ATTEST:

[Signature]  
City Clerk

APPROVED AS TO FORM

NOV 2 1960

FRANK HORAN  
FRANK HORAN, CITY ATTORNEY



STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO ) ss.

On this 7th day of November, 1960, before me personally appeared MAURICE SANCHEZ, to me personally known, who being by me duly sworn, did say that he is the Chairman of the City Commission and Ex-Officio Mayor of the City of Albuquerque, New Mexico, a municipal corporation, and that the seal affixed to said instrument is the corporate seal of said municipal corporation and that said instrument was signed and sealed in behalf of said municipal corporation by authority of its City Commission and said MAURICE SANCHEZ acknowledged said instrument to be the free act and deed of said municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Charles H. Reston  
Notary Public

My commission expires:

October 25, 1962

**Indexed** ✓

State of New Mexico )  
County of Bernalillo, ) ss  
This instrument was filed for record on

NOV 11 1960  
At 8:07 o'clock a.m. Recorded in Vol. 570  
of records of said County Folio 485  
Clerk & Recorder  
Emma Gomez Deputy Clerk

11-11-60



V-290 Charles Larrabee, agent for the University of New Mexico, requests vacation of Campus Blvd NE between Las Lomas Road and Girard Blvd NE, Vassar Avenue NE between Campus Blvd and Lomas Blvd, and all of the alleys in and around Block B of the University of New Mexico Campus.

Census Tract: 18

Map: K-16

Land Use: See sketch

Zoning: R-3 and R-1; see sketch

Material: 1. Report 3. Ordinance  
2. Sketch approved by  
CA & CE

Area:

Air Photo: 12-10

Agent: Charles Larrabee

Owner: University of New Mexico

REPORTS FROM OTHER DEPARTMENTS:

Mt. States Tel & Tel:

No reply received.

Public Service Company:

No reply received.

Southern Union Gas:

Approves, provided easements are retained for existing gas lines. 7-28-60.

City Engineer:

Retain easements sufficient in width to accommodate existing city utility lines and drainage. (Ans. There is an 18" sanitary sewer in center of Campus Blvd. Existing storm is in a separate easement north of the north r-o-w line of Campus Blvd.)

Traffic Engineer:

Campus Blvd has not been used for street purposes, but some R.O.W. may be needed for drainage. Vassar and the adjacent alley can be vacated if they serve the University property only. If this property is leased to private parties the street and allies should remain open. 7-20-60.

Water Department:

Existing water lines in Campus Blvd and Vassar will have to remain and easements should be retained if vacation is granted. 7-20-60.

Gordon Herkenhoff & Assoc:

No reply received.

Sanitation:

"No comment."

Reports From Other Department (continued)

Police Department:

OK. 9-9-60.

HISTORY:

City Planning Commission minutes of August 8, 1960. Members present: Paul J. Vollmar, Robert P. Scott, Mrs. James Brown, and Mr. George Rutherford.

V-290 Mr. Larrabee pointed out the area proposed for vacation on the air photo.

A petition was submitted to the Commission Chairman from the property owners along Campus Blvd east of Girard requesting that nothing be allowed to be built in the right-of-way which would block the drainage if the vacation is approved. The University indicated that it had no intention to build over the drain.

Mr. Kelley pointed out to the Commission that the Traffic Board had ruled in favor of this proposal subject to the retention of easements.

The following motion was made:

BE IT RESOLVED THAT V-290 be recommended to the City Commission for approval subject to the retention of easements for existing utilities; retention of all the right-of-way of Campus Blvd as a drainage and utility easement; and the reservation of the right-of egress and ingress for city services to the University owned properties in Block B.

Moved by Mr. Rutherford

Seconded by Mrs. Brown

Motion Carried Unanimously

PLANNING DEPARTMENT COMMENTS:

The University has requested this vacation in order to consolidate its campus. No changes in the University-owned residential area along Vassar and Girard are proposed. Maintenance of the streets and alleys would become the responsibility of the University rather than the City. Campus Blvd has been closed for approximately 1 year, following a recommendation by the Traffic Board that the street be closed to traffic on a trial basis. Both the University and the Traffic Engineering Department are strongly opposed to Campus Blvd being open to traffic-----particularly due to its awkward intersection with Lomas Blvd.

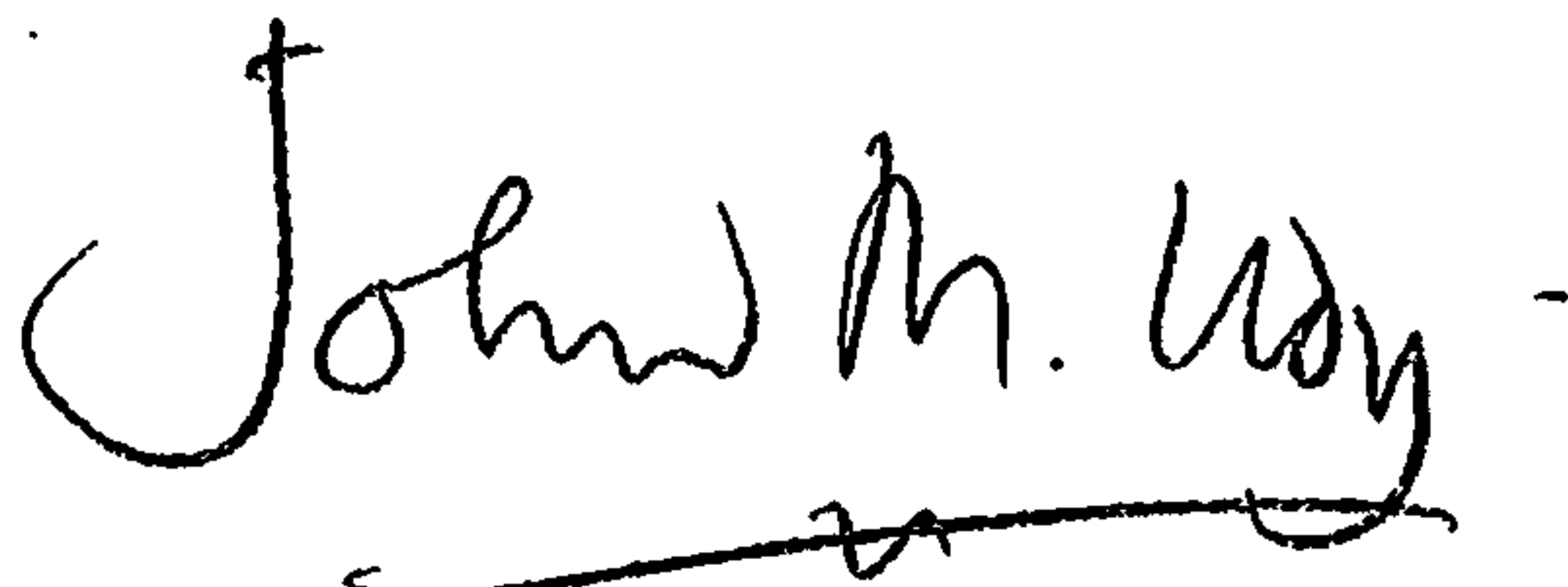
The trial period has proven that Campus Blvd is not needed as a public street, however, several utility lines exists in the right-of-way along with a rather severe drainage problem so the entire right-of-way should be retained as a drainage and utility easement.

A petition from the property owners along Campus Blvd east of Girard has been received requesting that nothing be allowed to be built in the right-of-way which would block the drainage if the vacation is approved. The University has indicated that it has no intentions to build over the drain.

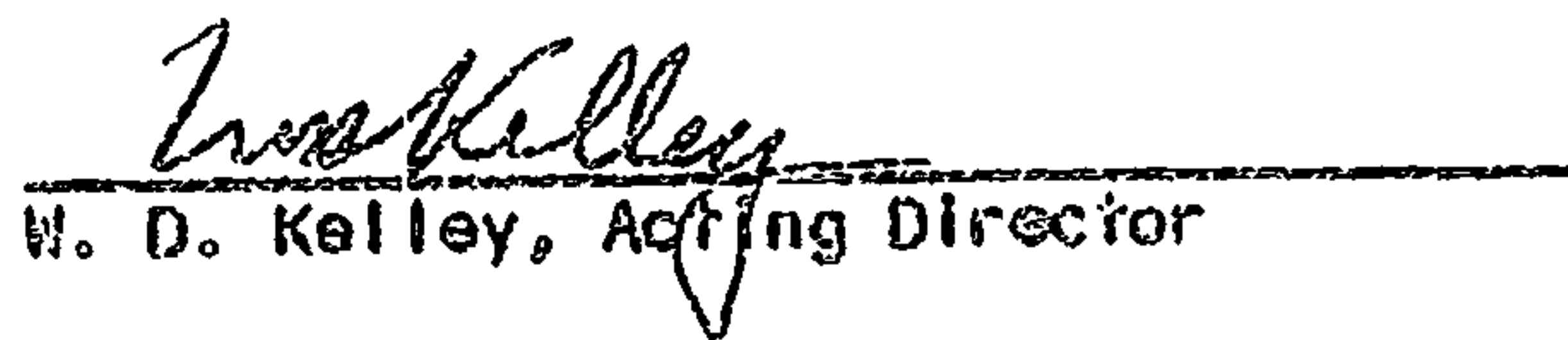
CITY COMMISSION  
October 11, 1960  
V-290

RECOMMENDATION:

Approval of V-290 is recommended. All necessary easements are provided in Section 2 of the ordinance.



John M. Udy, Senior Planner LP



W. D. Kelley, Acting Director

GLC:ow

Copies of report mailed to:

Charles Larrabee  
University of New Mexico