



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 20, 2004

Richard Lovato, P.E.
New Mexico Quality Consultants
1016 San Pedro Dr. NE
Albuquerque, NM 87110

Re: A-1 Firewood, 10604 Central SW, Grading and Drainage Plan (L8/D15)

Dear Mr. Lovato,

Based upon the information provided in your submittal received 3-10-04, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. This site is located within the Snow Vista Basin of the Amole-Hubbell Drainage Management Plan. Therefore, developed flow is limited to 1.29 cfs/acre.
2. Please stamp, sign, and date the above referenced plan.
3. The new zoning for this project is SU-2 IP. Therefore, this project will need to go through the Development Review Board, and an Infrastructure List will be required. This list will include a 60" storm drain along Sunset Gardens.
4. The proposed pond must have a discharge pipe connecting to the proposed storm drain.
5. Please show proposed grades along Sunset Gardens.

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

Sincerely,

Bradley L. Bingham, PE
Principal Engineer, Planning Dept.
Development and Building Services

C: File

L-8/D15

DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

A-1 FIREWOOD INC.

PROJECT TITLE: ~~10604~~ 10604 CENTRAL SW.

ZONE MAP/DRG. FILE #: L-8

DRB #:

EPC#:

WORK ORDER#:

LEGAL DESCRIPTION: LOT 2, BLK 3, LANDS OF ATRISCO GRANT

CITY ADDRESS: 10604 CENTRAL S.W.

ENGINEERING FIRM: NEW MEXICO QUALITY CONSULTANTS CONTACT: RICHARD HOVATO

ADDRESS: 1016 SAN PEDRO NE.

PHONE: 228-8711

CITY, STATE: ALBUQUERQUE, NMEX 87110

ZIP CODE:

OWNER:

DENNIS ROMERO

CONTACT: DENNIS ROMERO

ADDRESS: 3134 BRIDGE BLVD SW

PHONE: 242-8181

CITY, STATE: ALBUQUERQUE NM 87121

ZIP CODE:

ARCHITECT:

ADDRESS:

CONTACT:

CITY, STATE:

PHONE:

ZIP CODE:

SURVEYOR:

SOUTHWEST SURVEYING CO INC.

CONTACT: THOMAS W. PATRICK

ADDRESS: 333 LOMAS BLVD NE.

PHONE: 998-0303

CITY, STATE: ALBUQUERQUE NM. 87102

ZIP CODE:

CONTRACTOR:

ADDRESS:

CONTACT:

CITY, STATE:

PHONE:

ZIP CODE:

CHECK TYPE OF SUBMITTAL:

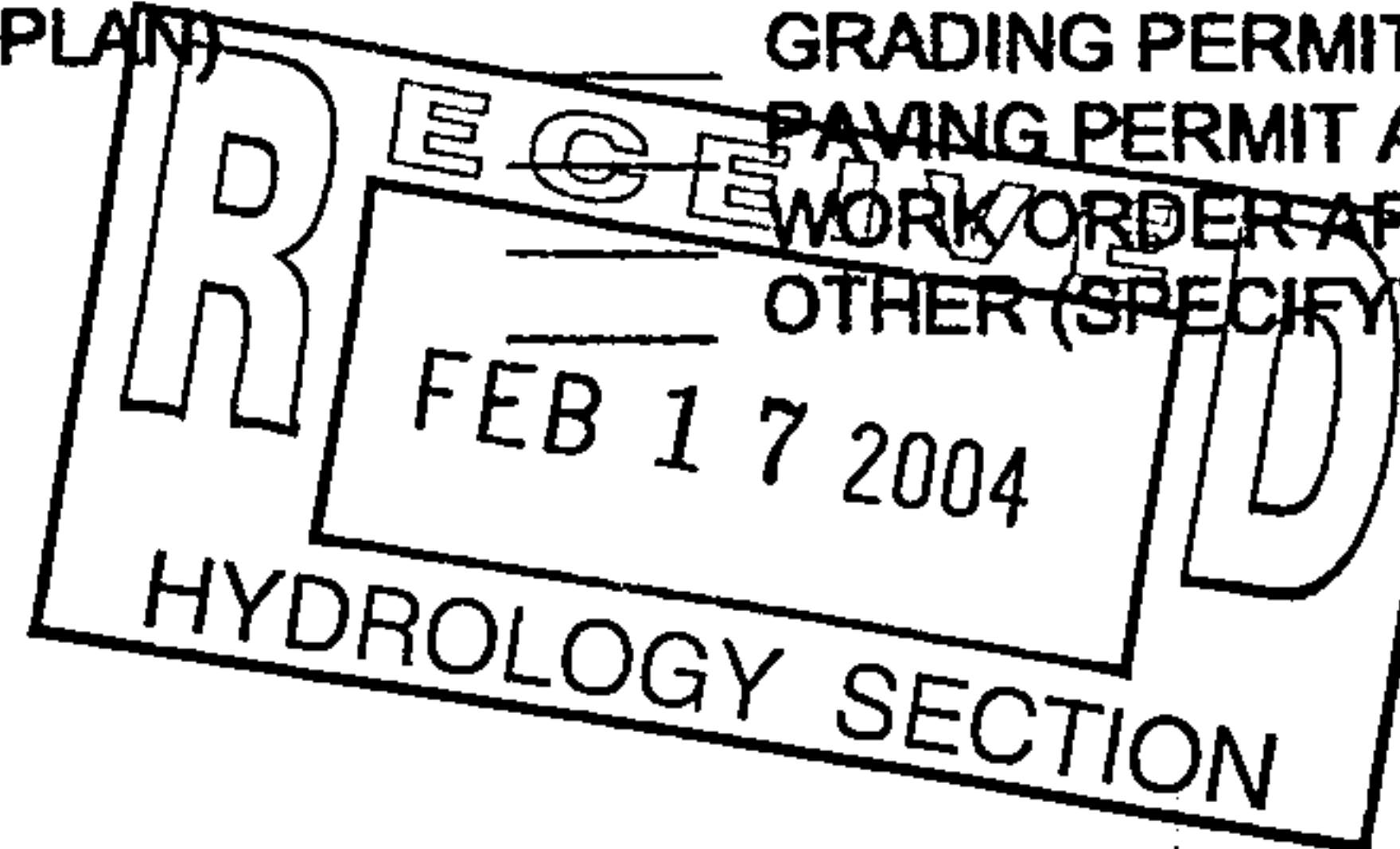
- ☒ DRAINAGE REPORT
☒ DRAINAGE PLAN 1st SUBMITTAL, **REQUIRES TCL or equal**
☐ DRAINAGE PLAN RESUBMITTAL
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
☐ CLOMR/LOMR
☐ TRAFFIC CIRCULATION LAYOUT (TCL)
☐ ENGINEERS CERTIFICATION (TCL)
☐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

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)

WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
☒ NO
☐ COPY PROVIDED



DATE SUBMITTED: 2-16-04

BY: RICHARD HOVATO

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of 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 subdivisions containing more than ten (10) lots or constituting five (5) acres or more.

allowable discharge:
1.29 cfs/acre

NEW MEXICO
QUALITY CONSULTANTS
CONSTRUCTION MANAGEMENT
SURVEYING
&
CIVIL ENGINEERING



March 8, 2004

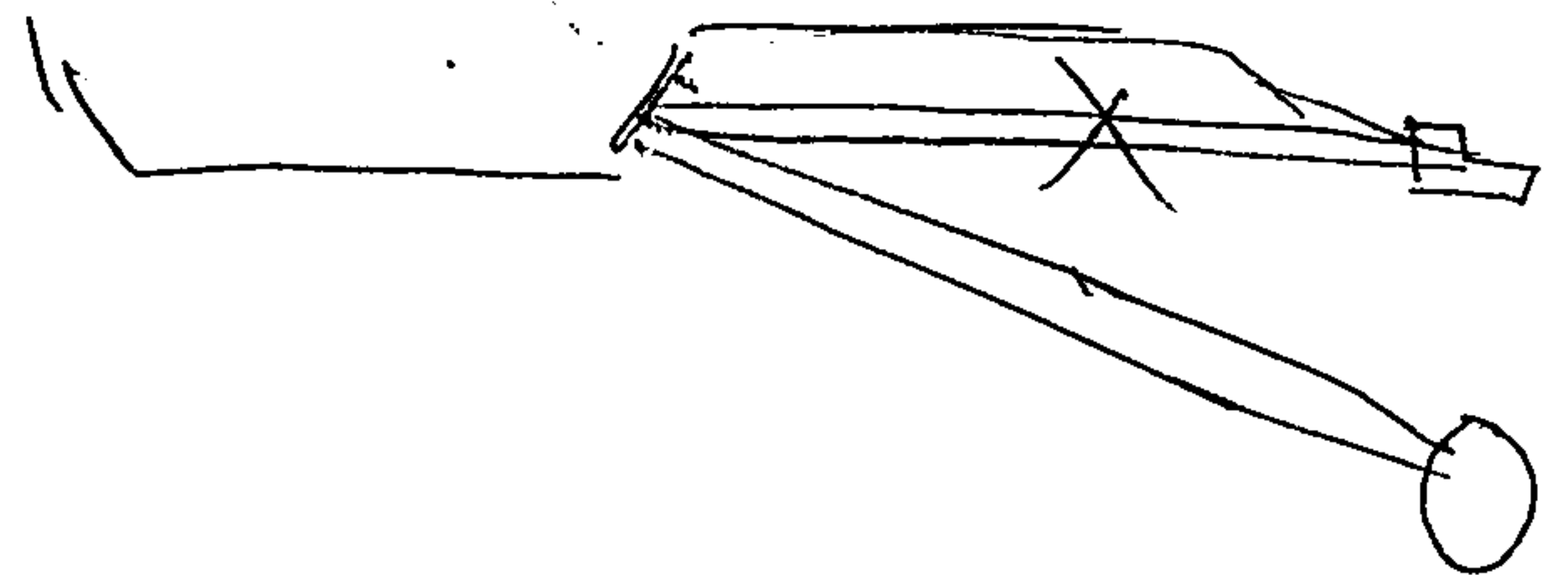
L-8/D15

Brad Bingham, PE
City of Albuquerque, Hydrology
Development and Building Services
PO Box 1293
Albuquerque, New Mexico 87103

Subject: **A-1 Firewood Inc.**

10604 Central SW

Grading and Drainage Plan (L8/D15)

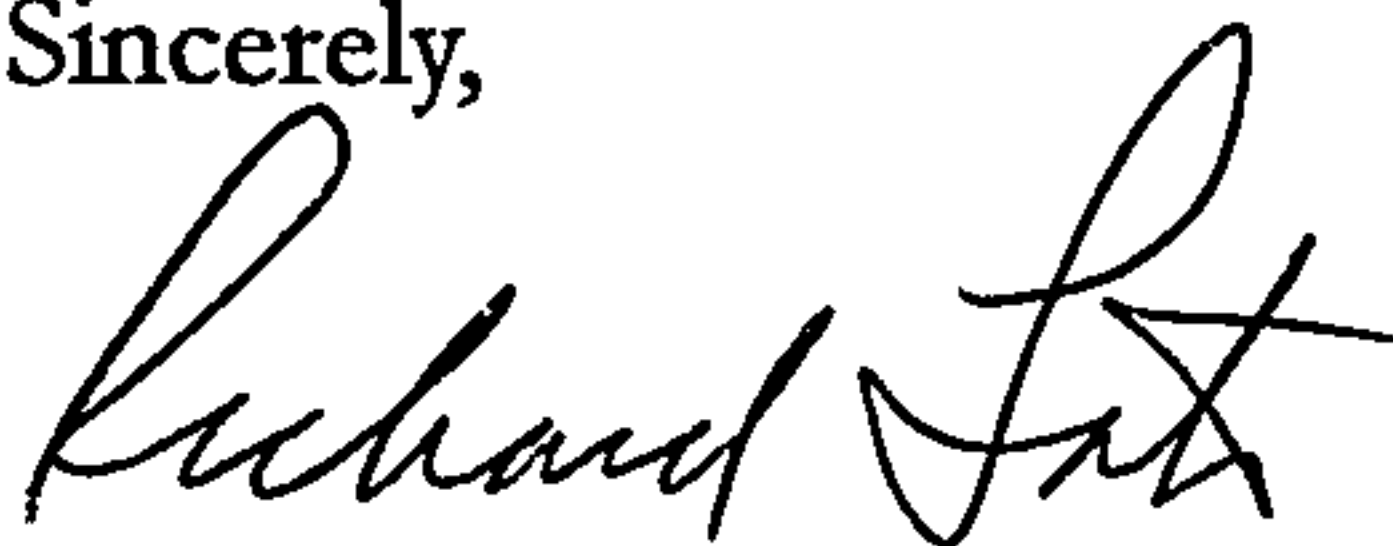


Dear Mr. Bingham,

We received your letter dated February 18, 2004 relating to the subject development wherein you indicated that the subject site is not within the city. Attached are documents showing that the site has been recently annexed. Please review the Grading and Drainage Plan as originally requested.

Please call me at 228-8711 if you need any further information or care to discuss this matter further.

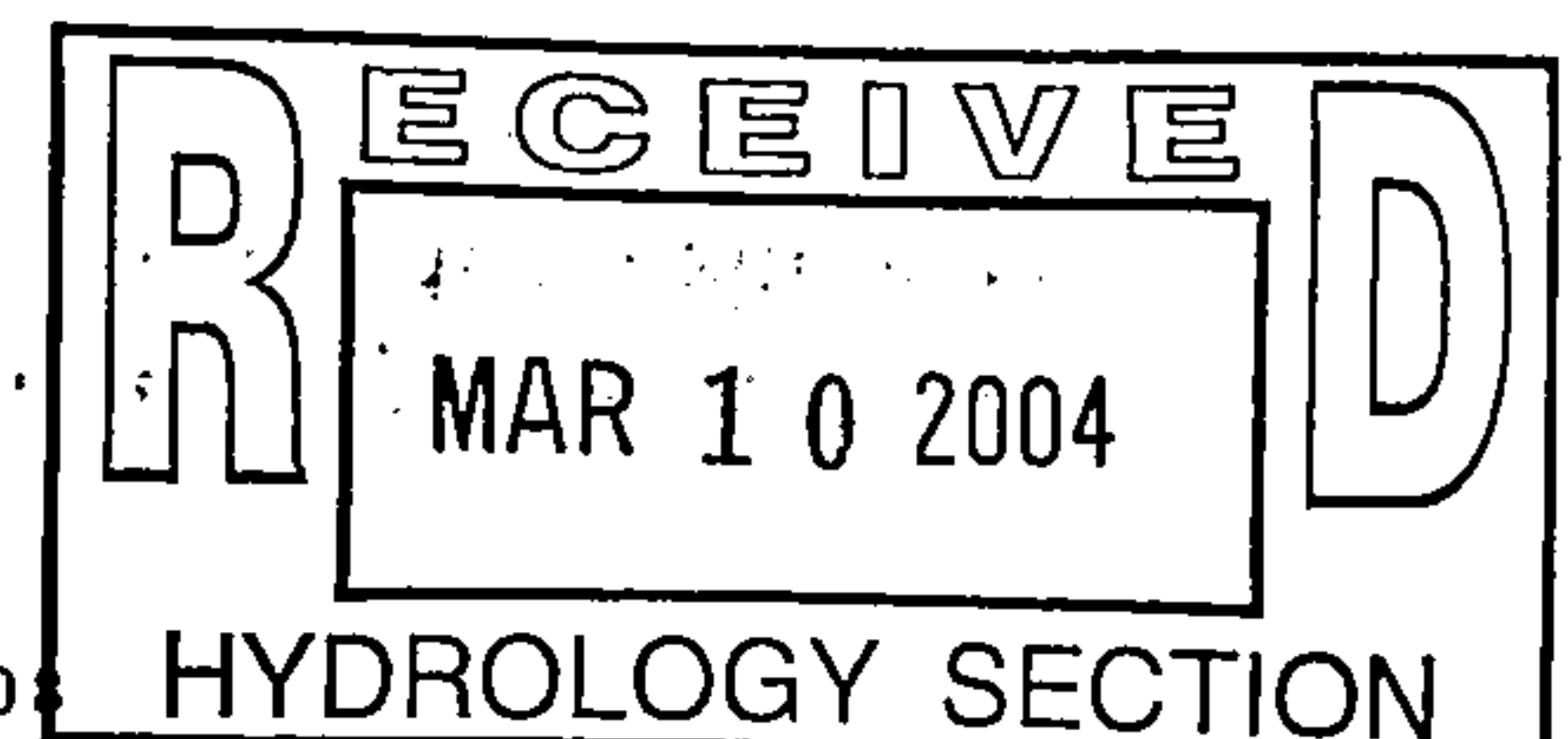
Sincerely,


Richard Lovato PE/PS,

No Retention Ponds Allowed

Cc: File 2003-0327
Dennis Romero

1016 SAN PEDRO NE • ALBUQUERQUE, NM • 87108
PHONE: 505-710-3099 • FAX: 505-254-4952



02/26/04 14:03 FAX 7667332

CORPORATE PROPERTIES NM

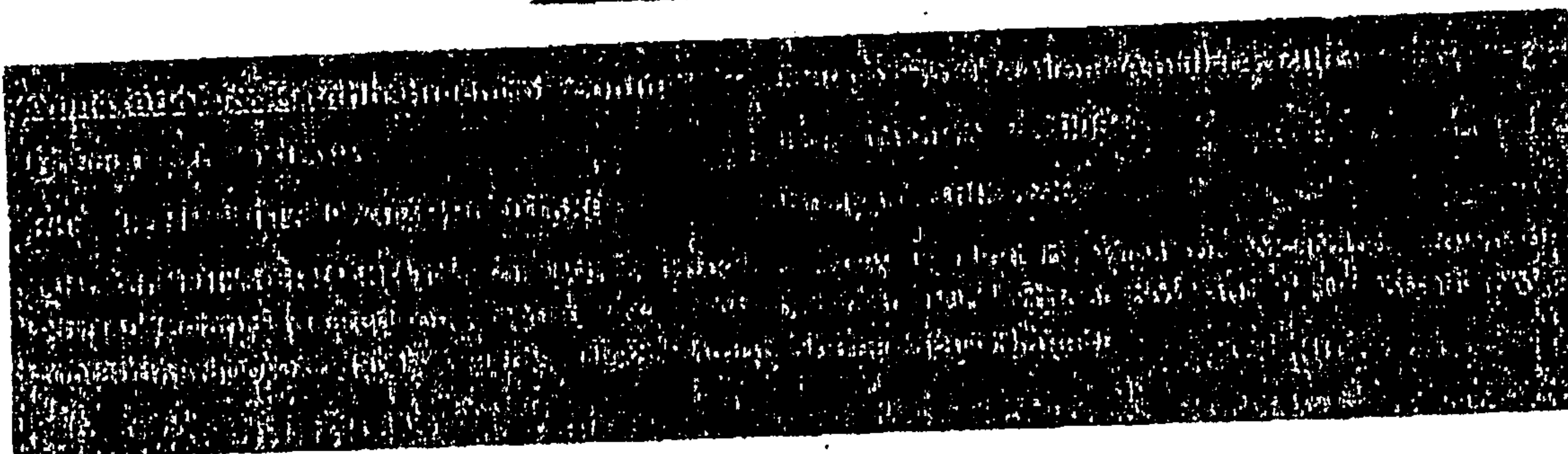
0001



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT, DEVELOPMENT SERVICES DIVISION
P.O. BOX 1293, ALBUQUERQUE, NM 87103

June 10, 2003

Dennis Romero
3134 Bridge Blvd. SW
Albuquerque, NM 87121

CERTIFICATE OF ZONING

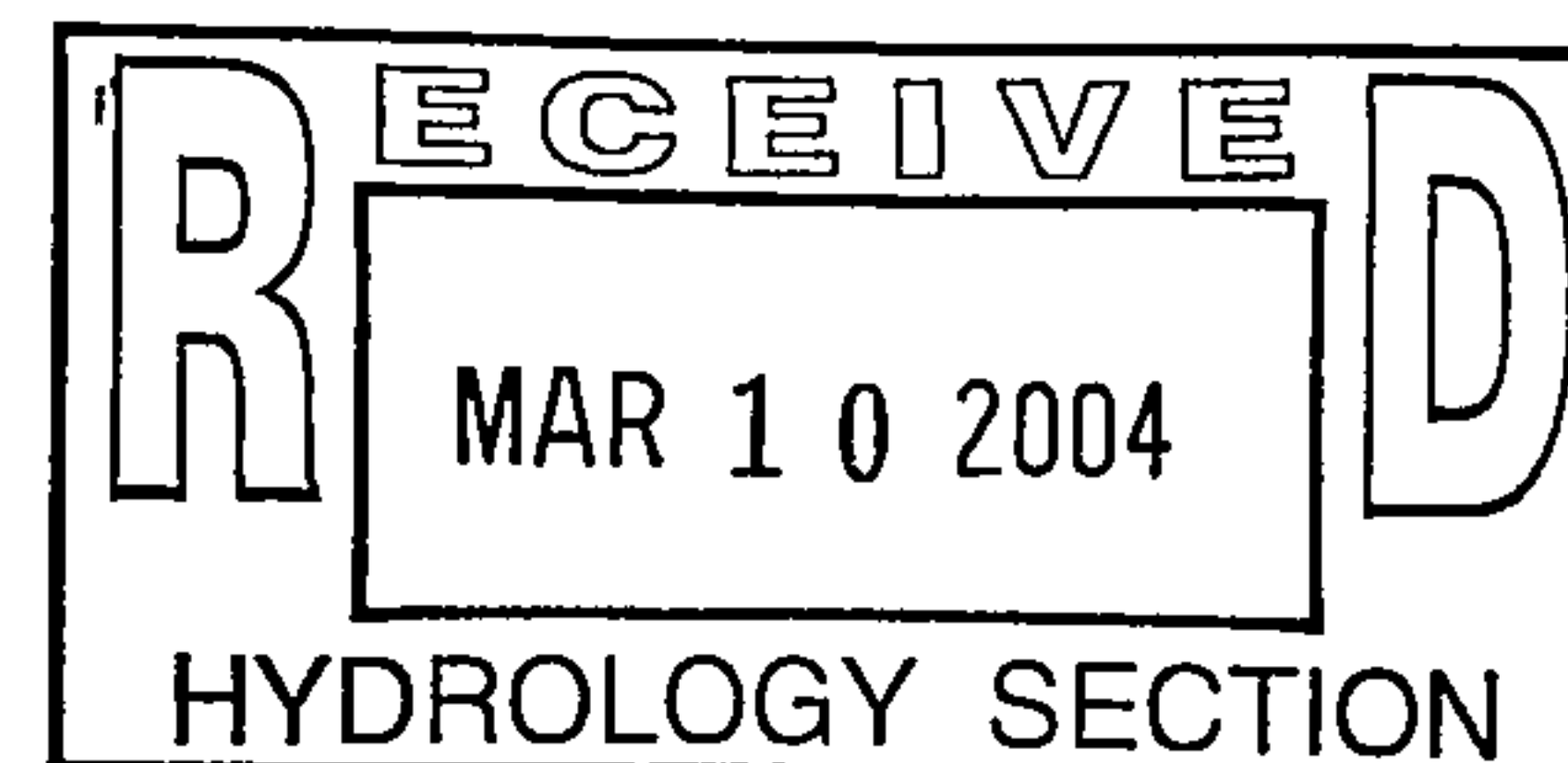
The City Council approved your request to annex and amend the zone map as it applies to the above-cited property. The possible appeal period having expired, the property status is now changed as follows:

SU-2/1P ZONING
(see attached ordinance)

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the zoning is secured. Approval of a zone map amendment does not constitute approval of plans for a building permit. Site and building plans need to be reviewed, approved and signed-off by the Environmental Planning Commission, the Development Review Board, the Design Review Committee and/or the Building and Safety Division, as applicable and as required by the site's zoning, before a building permit will be issued.

Sincerely,

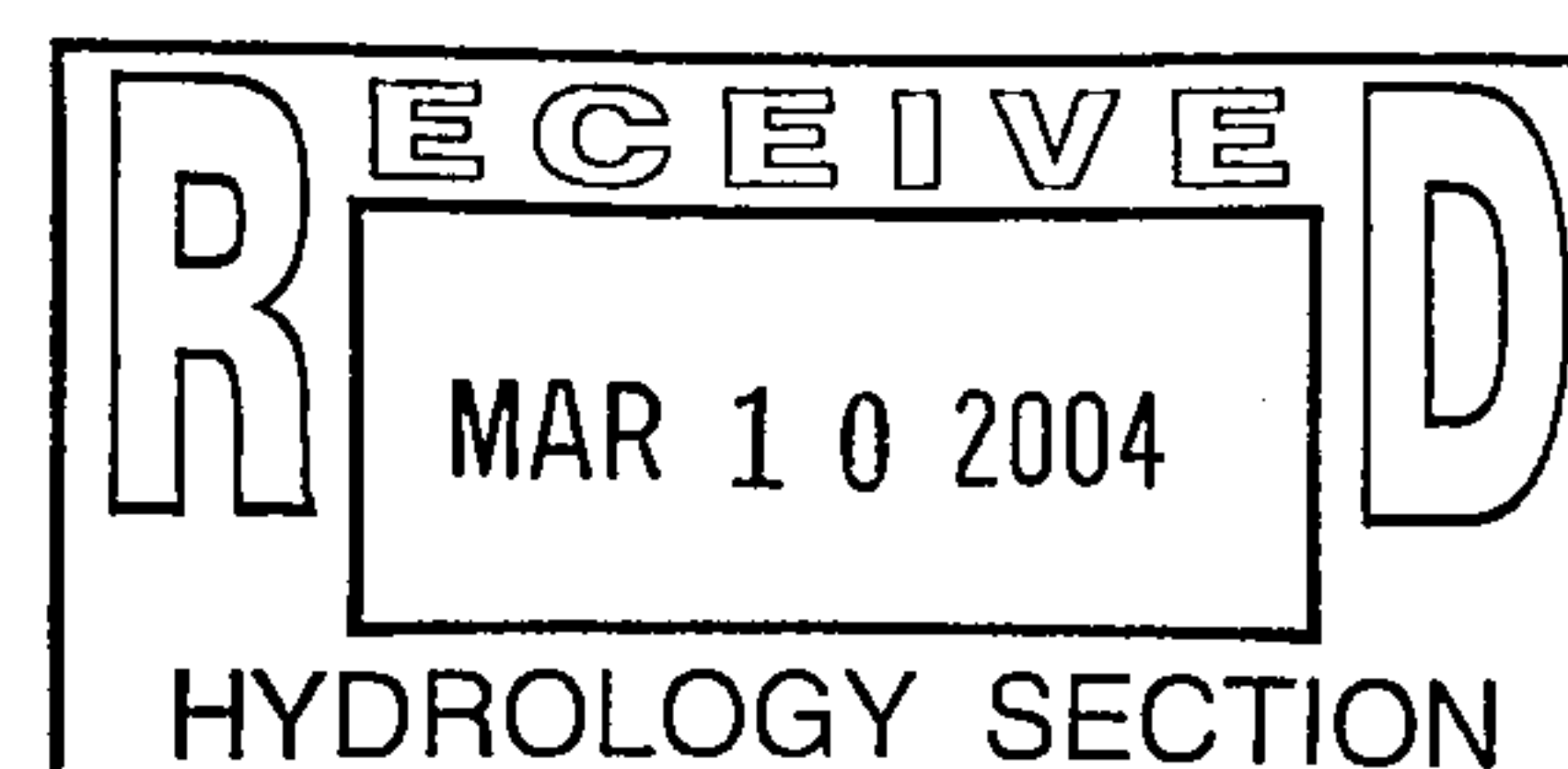

for Victor J. Chavez
Planning Director



02/26/04 14:10 FAX 7667332

Certificate of Zoning
Council Bill O-03-95
Page 2

cc: Garcia/Kraemer & Assoc., 200 Lomas NW, Ste. 1111, Albuquerque, NM 87102
Jose Luis Rodriguez, Route 66 West, c/o Wilson & Co., 4900 Lang NE, Albuquerque, NM 87109
Paul Griego, Route 66 West, 10308 Andretti Ave. SW, Albuquerque, NM 87121
Arthur Gonzales, Westgate Heights NA, 8704 Shone SW, Albuquerque, NM 87121
Theresa Rios Sandoval, Westgate Heights NA, 1050 Gschwind Pl. SW, Albuquerque, NM 87121
Zoning Enforcement
AGIS
File



1 Section 4. FINDINGS ACCEPTED. The following zone map amendment
2 findings recommended by the Environmental Planning Commission shall be
3 adopted by the Council:

4 (A) This is a request for establishment of SU-2/IP zoning for a 4.9-acre
5 vacant lot, zoned A-1 (County) and located at 10350 Central Avenue SW,
6 hereinafter called the "property".

7 (B) In 1987 the City Council adopted the West Route 66 Sector
8 Development Plan (R-321) for a linear area along Central Avenue, including the
9 property, extending from the Rio Grande all the way to the Central/I-40
10 interchange. As a result, the property was zoned SU-2/IP. Upon the District
11 Court voiding the annexation, however, the zoning of the property was
12 reverted to A-1 under the County Zoning.

13 (C) The West Route 66 Sector Development Plan designates the SU-2/IP
14 zone on the property. Since the property was reverted to the County
15 jurisdiction, the West Route 66 Sector Development Plan has not been
16 rescinded nor amended. Therefore, should the property be annexed back to
17 the City, the SU-2/IP zone on the property would be still valid under the West
18 Route 66 Sector Development Plan.

19 (D) The SU-2/IP zone on the property would be compatible with the
20 zoning designations of the adjacent parcels located within the City Limits.

21 Section 5. SEVERABILITY CLAUSE. If any section, paragraph, sentence,
22 clause, word or phrase of this ordinance is for any reason held to be invalid or
23 unenforceable by any court of competent jurisdiction, such decision shall not
24 affect the validity of the remaining provisions of this ordinance. The Council
25 hereby declares that it would have passed this ordinance and each section,
26 paragraph, sentence, clause, word or phrase thereof irrespective of any
27 provisions being declared unconstitutional or otherwise invalid.

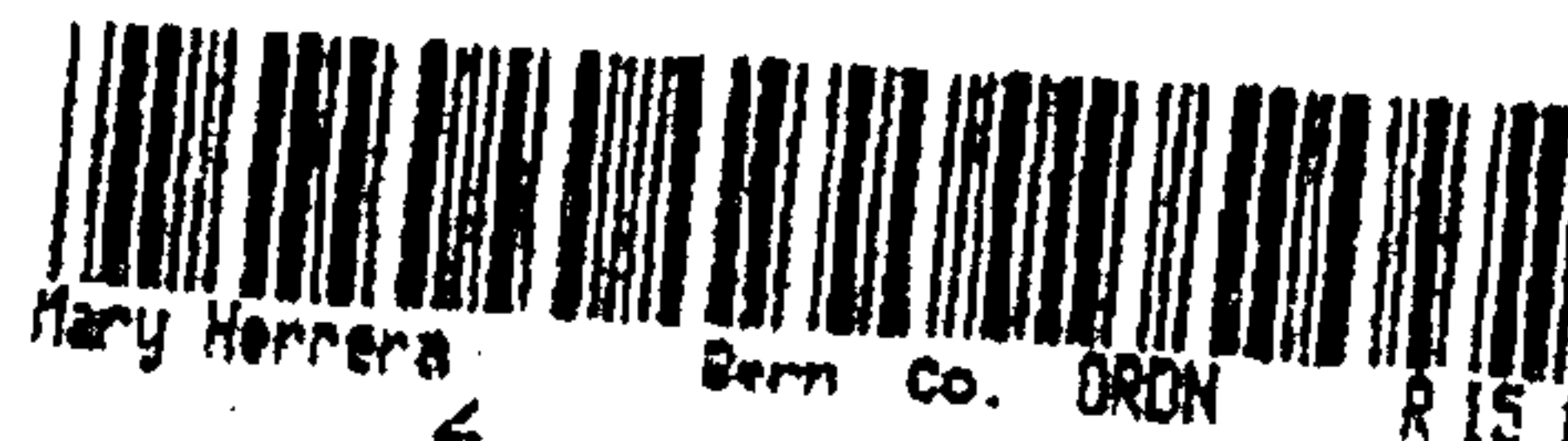
28 Section 6. EFFECTIVE DATE AND PUBLICATION. This ordinance shall
29 take effect five days after publication by title and general summary and when a
30 plat of the territory hereby annexed is filed in the office of the County Clerk.

31

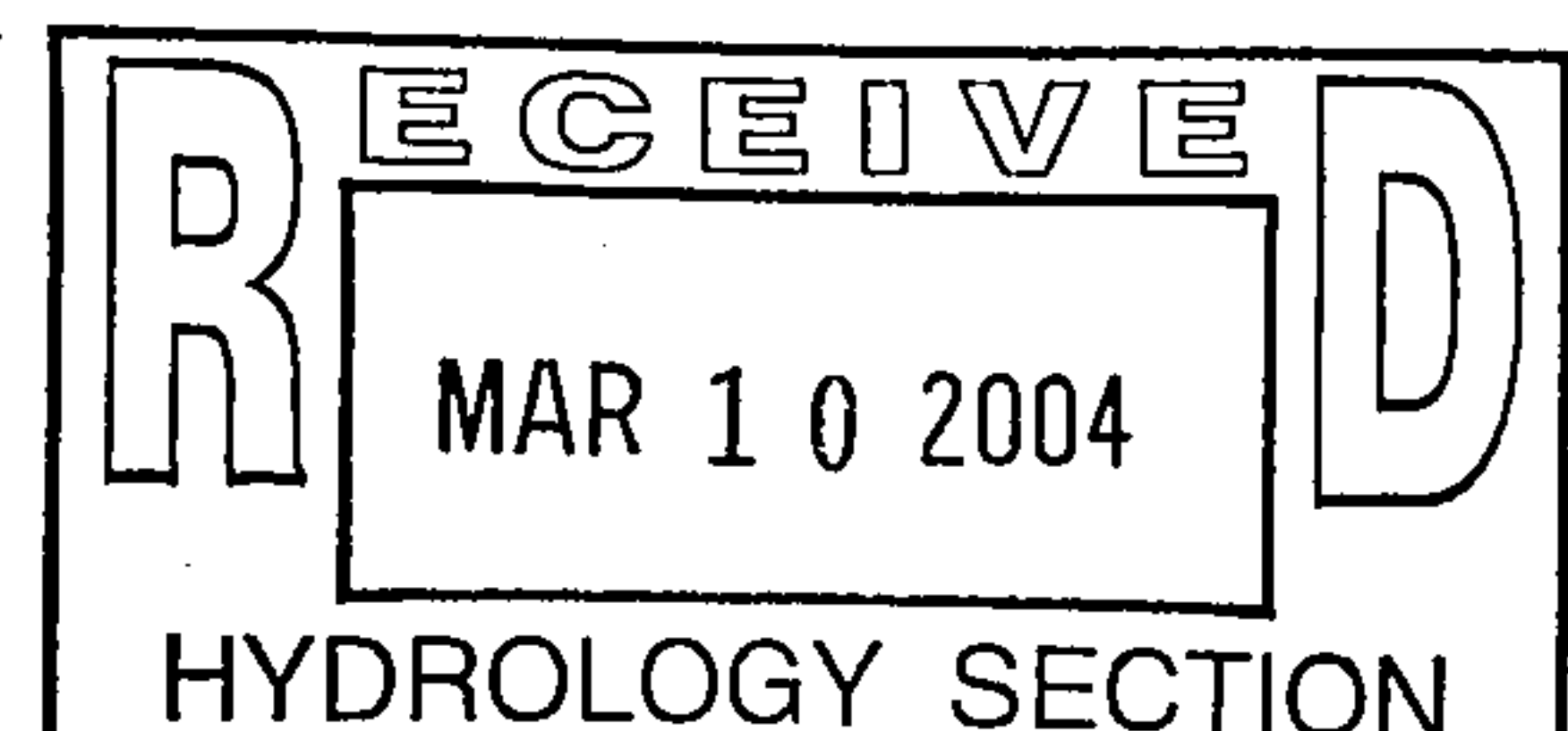
32

33

[+Bracketed/Underscored Material] - New
[-Bracketed/Strikethrough Material] - Deletion



20030706003
5052426146
Page: 2 of 4
05/07/2003 01:27P
Rk-655 Pg-8445



CITY of ALBUQUERQUE
FIFTEENTH COUNCIL

COUNCIL BILL NO. 0-03-95 ENACTMENT NO. 22-2003
SPONSORED BY: Miguel Gomez, by request

ORDINANCE

1
2 ANNEXATION, 02EPC-01679 / 02EPC-01680, ANNEXING 4.9-ACRES, MORE OR
3 LESS, LOCATED ON CENTRAL AVENUE SW BETWEEN 106TH STREET SW
4 AND 110TH STREET SW, AND AMENDING THE ZONE MAP TO ESTABLISH SU-
5 2/IP ZONING.

6 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
7 ALBUQUERQUE:

8 Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area
9 annexed hereby presented a properly signed petition to annex the following
10 territory: 4.9-acres, more or less, located on Central Avenue SW between 106th
11 Street SW and 110th Street SW; and more particularly described as follows:

12 A. Lot 2, Block 3, Row 1, Unit B, West of Westland, Town of
13 Atrisco Grant.

14 B. All of the right-of-way adjoining the land described in A of this
15 section to the extent it is not already in the City.

16 The above-described territory is contiguous to the City of Albuquerque.

17 Section 2. ANNEXATION ACCEPTED. The petition and the area specified
18 in Section 1 above are accepted and the above territory is hereby annexed
19 with the condition that the City of Albuquerque cannot provide City water
20 services for the area specified in Section 1 above in the foreseeable future.

21 Section 3. ZONE MAP AMENDED. The annexation creates a changed
22 community condition, which justifies the zoning. The zone map adopted by
23 Section 14-16-1-1 et. Seq. R.O.A. 1994 is hereby amended, establishing SU-
24 2/IP.

[+Bracketed/Underscored Material+] - New
[-Bracketed/Strikethrough Material-] - Deletion



Mary Herrera

Bern. Co.

ORDN

R 15.88

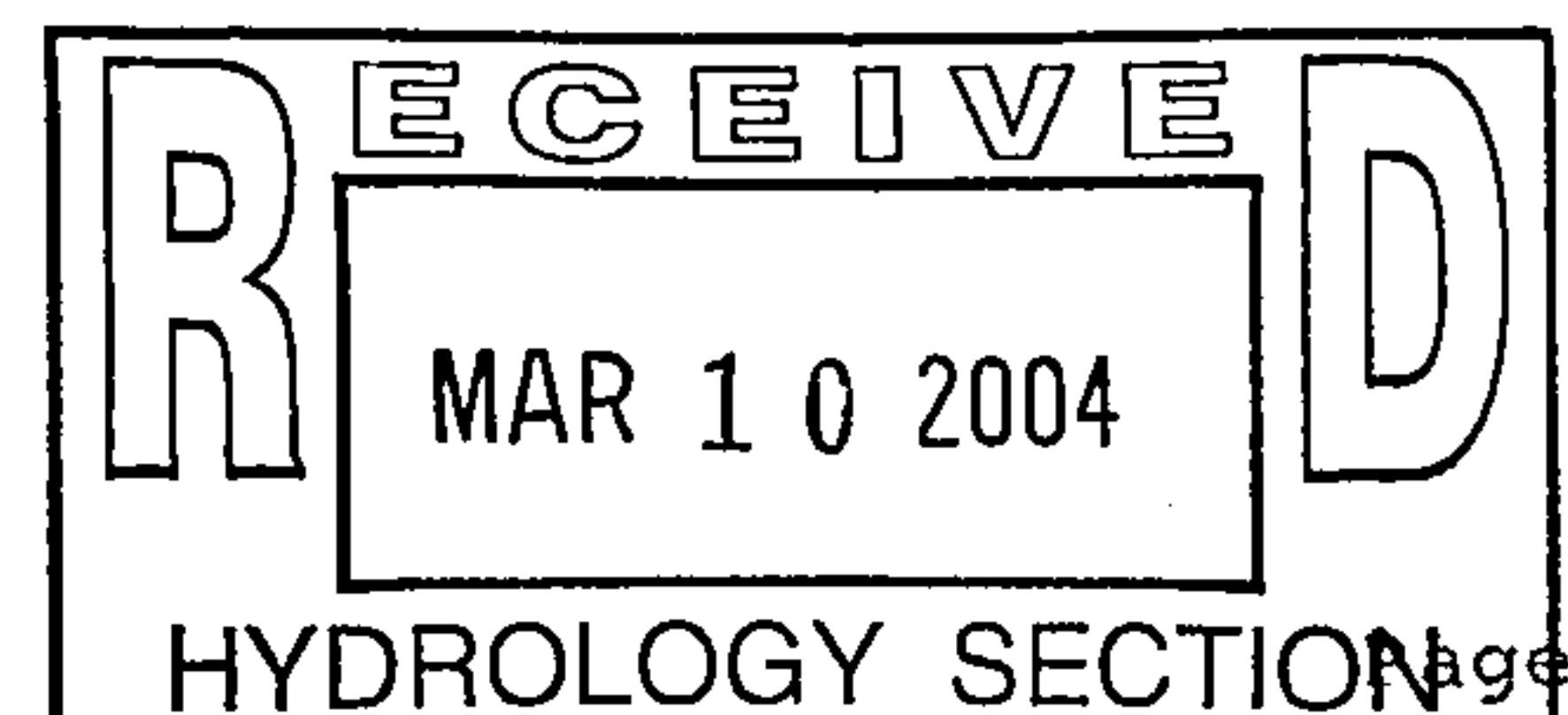
2003076603

5052426146

Page 1 of 4

05/07/2003 01:27P

Bk-A55 Pg-6445



CITY of ALBUQUERQUE

FIFTEENTH COUNCIL

COUNCIL BILL NO. 0-03-95 ENACTMENT NO. 22-2003
 SPONSORED BY: Miguel Gomez, by request

ORDINANCE

1
 2 ANNEXATION, 02EPC-01679 / 02EPC-01680, ANNEXING 4.9-ACRES, MORE OR
 3 LESS, LOCATED ON CENTRAL AVENUE SW BETWEEN 106TH STREET SW
 4 AND 110TH STREET SW, AND AMENDING THE ZONE MAP TO ESTABLISH SU-
 5 2/1P ZONING.

6 BE IT ORDAINED BY THE COUNCIL, THE GOVERNING BODY OF THE CITY OF
 7 ALBUQUERQUE:

8 Section 1. AREA PROPOSED FOR ANNEXATION. The owner of the area
 9 annexed hereby presented a properly signed petition to annex the following
 10 territory: 4.9-acres, more or less, located on Central Avenue SW between 106th
 11 Street SW and 110th Street SW; and more particularly described as follows:

12 A. Lot 2, Block 3, Row 1, Unit B, West of Westland, Town of
 13 Atrisco Grant.

14 B. All of the right-of-way adjoining the land described in A of this
 15 section to the extent it is not already in the City.

16 The above-described territory is contiguous to the City of Albuquerque.

17 Section 2. ANNEXATION ACCEPTED. The petition and the area specified
 18 in Section 1 above are accepted and the above territory is hereby annexed
 19 with the condition that the City of Albuquerque cannot provide City water
 20 services for the area specified in Section 1 above in the foreseeable future.

21 Section 3. ZONE MAP AMENDED. The annexation creates a changed
 22 community condition, which justifies the zoning. The zone map adopted by
 23 Section 14-16-1-1 et. Seq. R.O.A. 1994 is hereby amended, establishing SU-

24 2/1P.

[+Bracketed/Underscored Material+] - New
 [-Bracketed/Strikethrough Material] - Deletion



Mary Herrera

Bern. Co.

ORDN

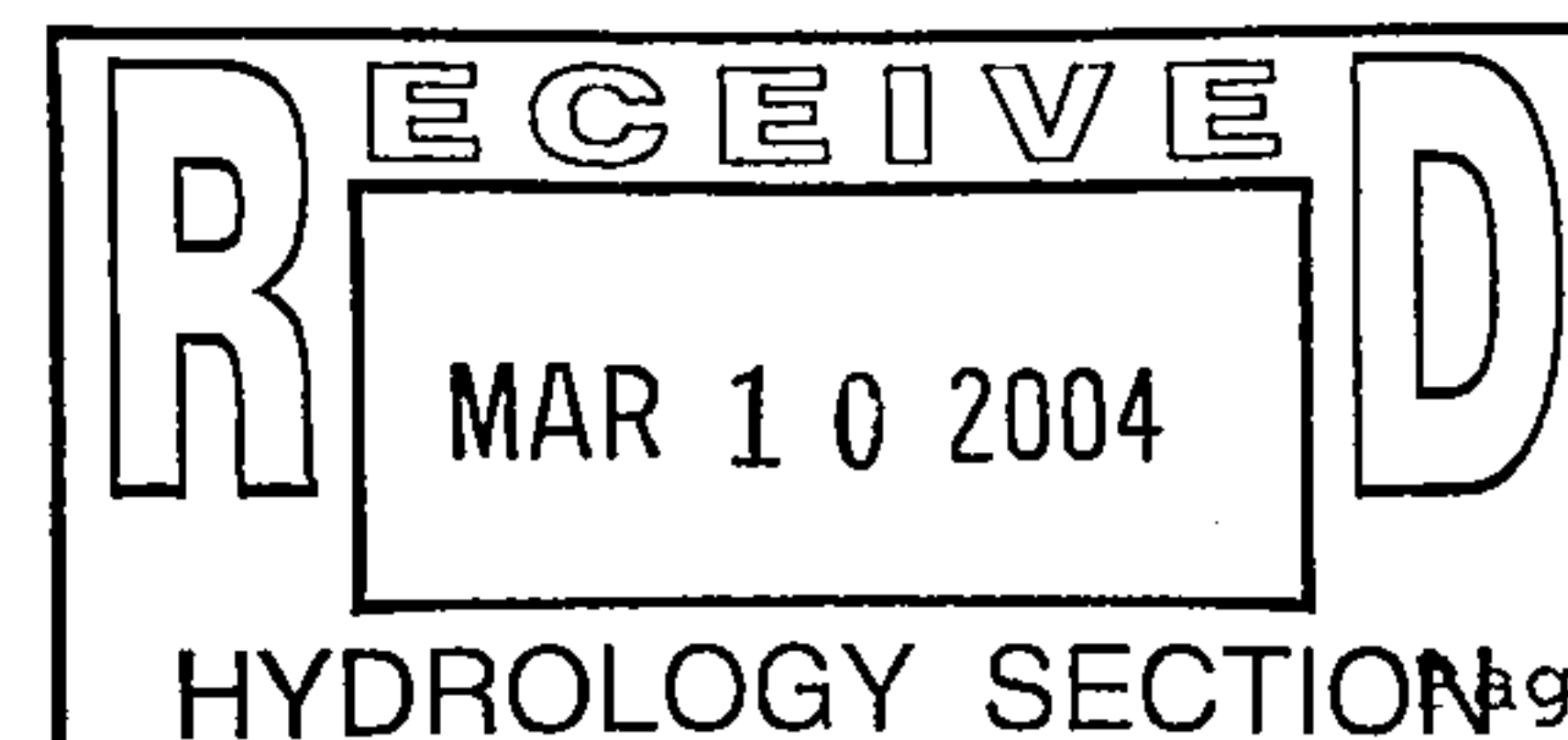
R 15.88

2003076603

Page 1 of 4

05/07/2003 01:27P

Blk-A33 Pg-6445



02/26/04 14:12 FAX 7667332

CORPORATE PROPERTIES NM

0000

1 PASSED AND ADOPTED THIS 14th DAY OF APRIL, 2003
2 BY A VOTE OF: 6 FOR 0 AGAINST.

3

4

Yes: 6

5

Excused: E. Griego, V. Griego, Gomez

6

7

8

9

10

11

12

13

14

15

16 APPROVED THIS 25th DAY OF APRIL, 2003

17

18

BIM No. O-03-95

19

20

21

22

23

24

ATTEST:

25

26

27 City Clerk

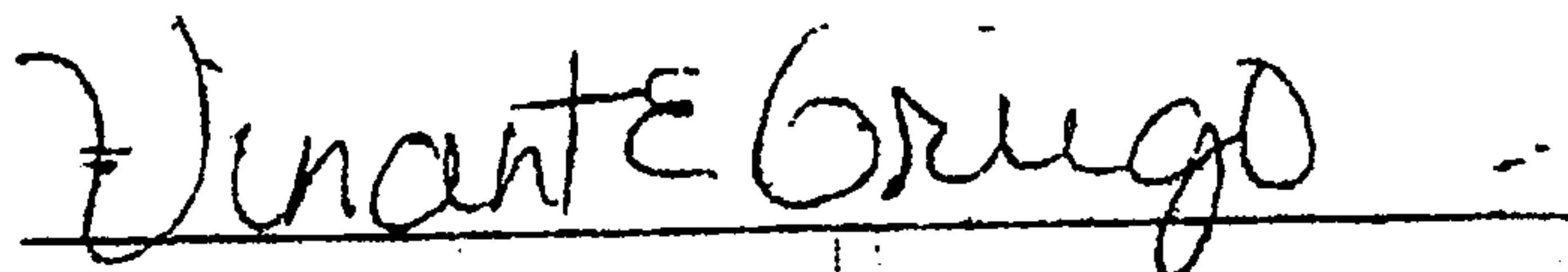
28

29

30

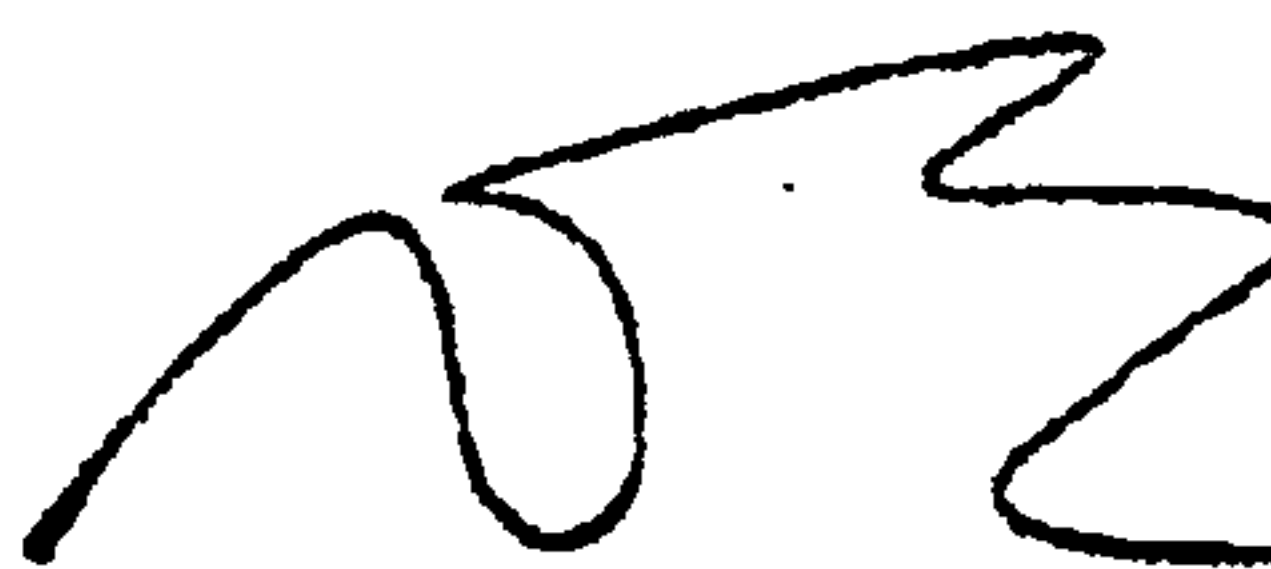
31

32



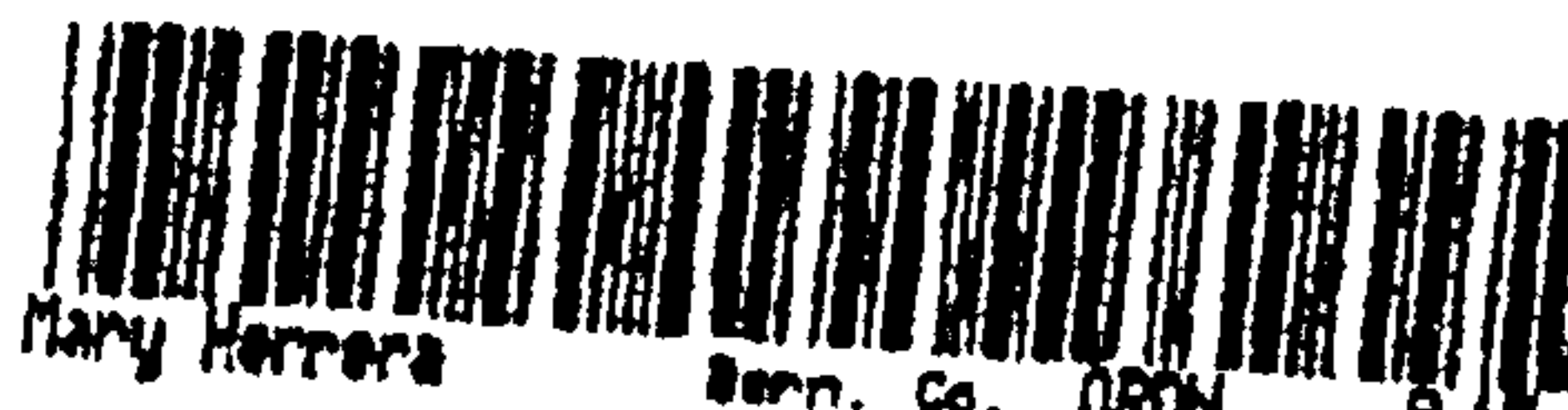
Vincent E. Griego, President

City Council



Martin Chávez, Mayor

City of Albuquerque



Mary Herrera

Bern. Co. ORD#

R 15.69

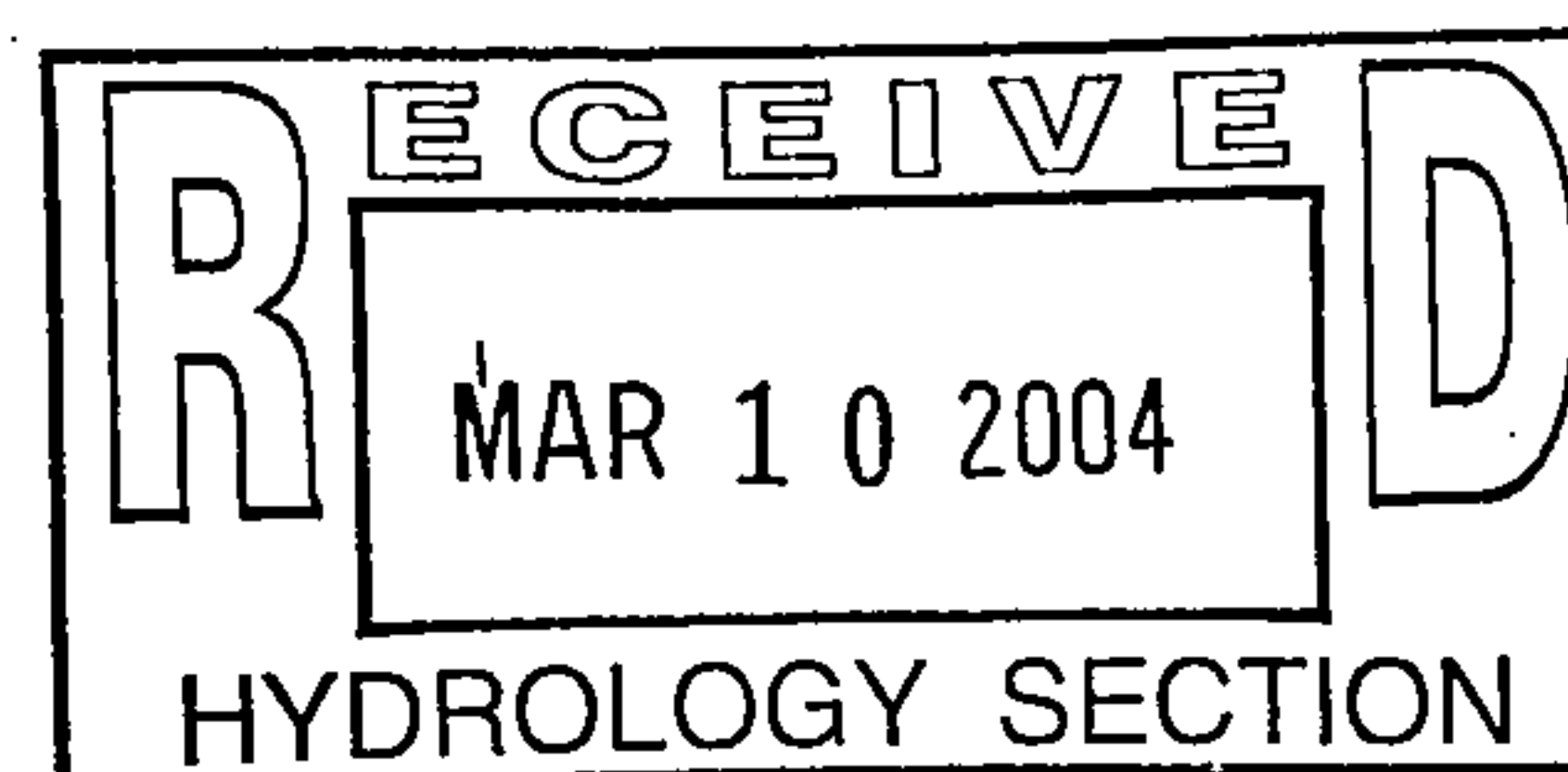
2003076683

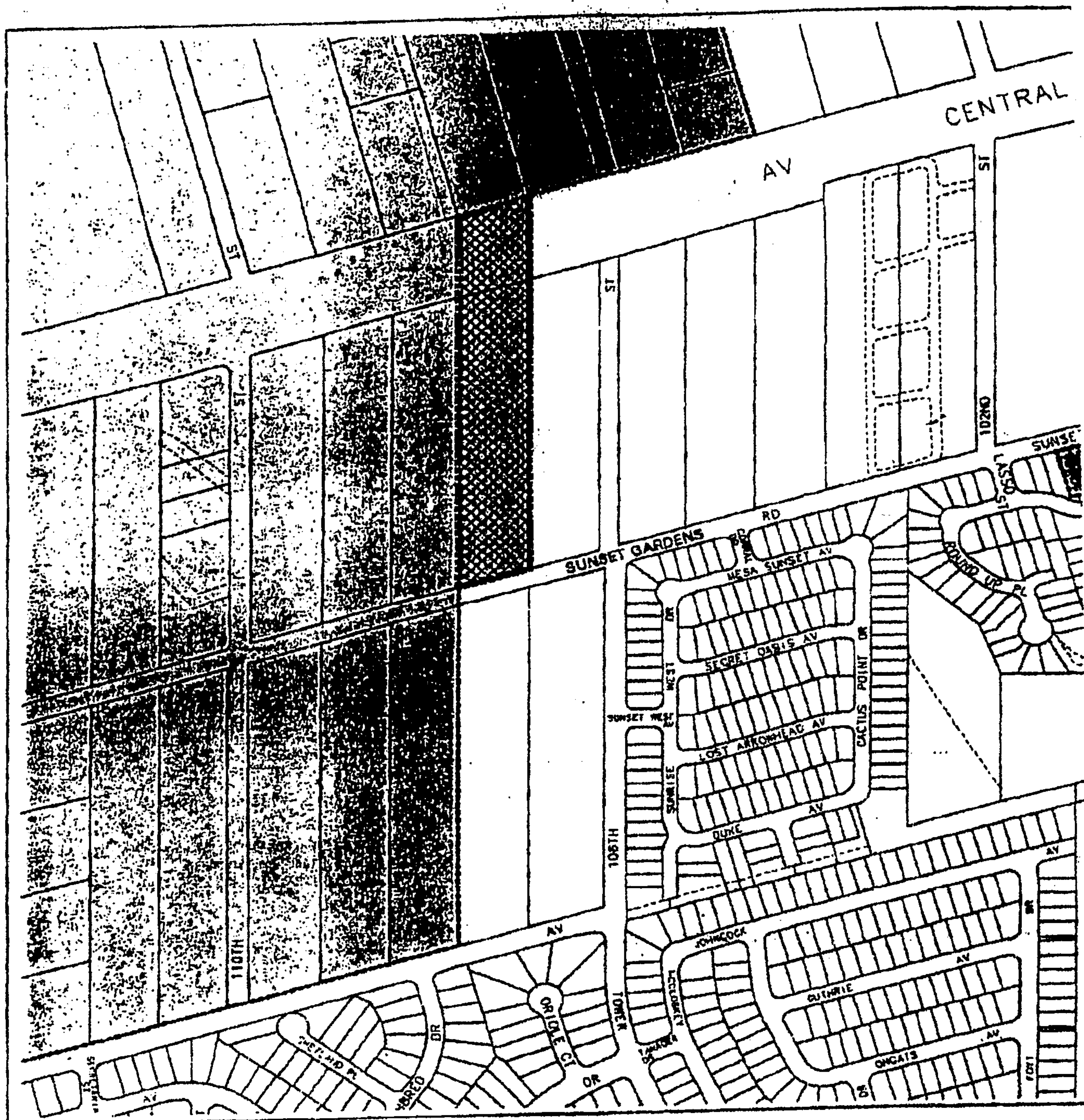
Page: 4 of 4

03/07/2004 01:27P

Bk-R55 Pg-0445

3





Proposed annexation in Zone Map L-8
02EPC-01679



Map Scale: 1" = 400'

Map Printed January 29, 2003

----- MUNICIPAL LIMITS



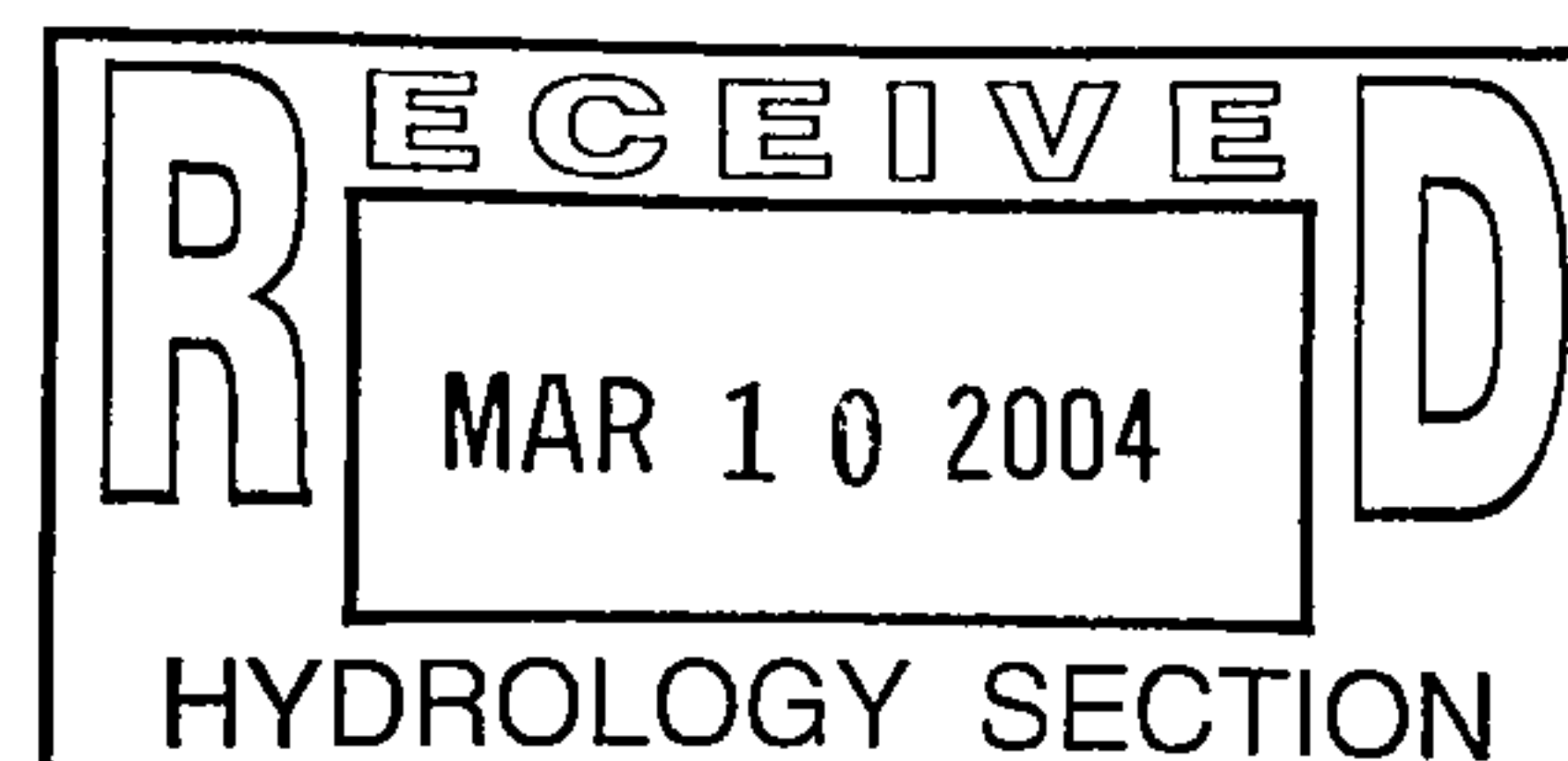
AREA PROPOSED FOR ANNEXATION

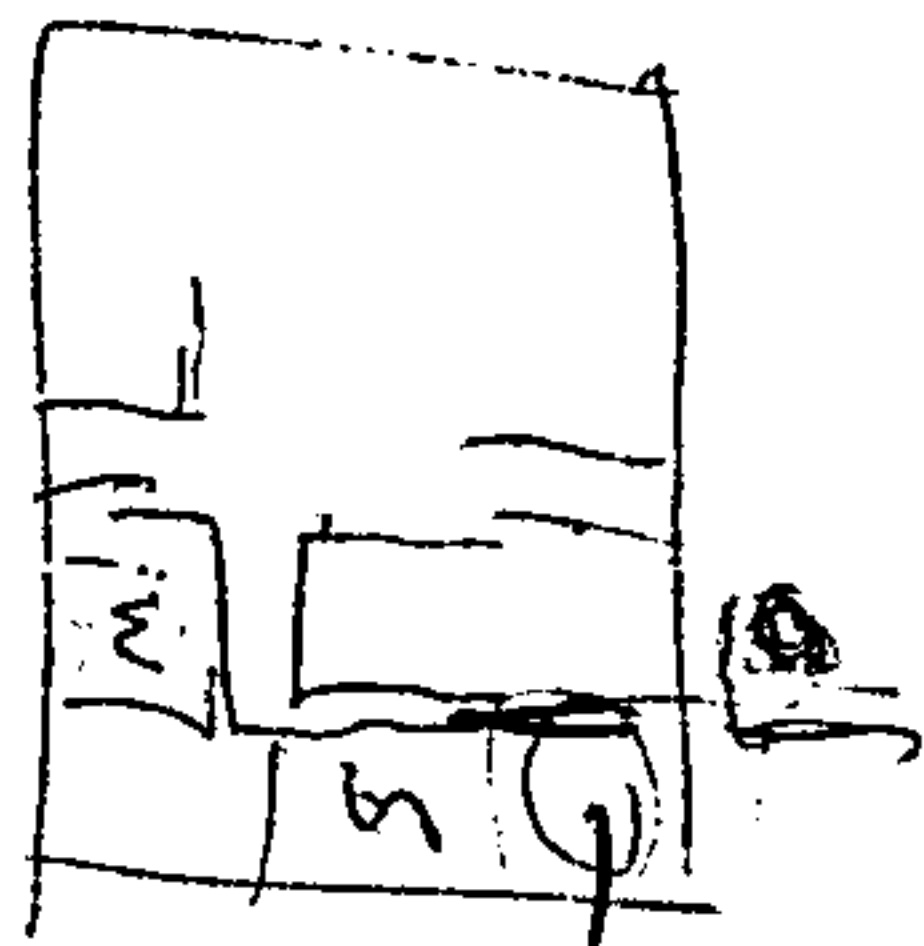


GRAY SHADING



2003076603
Page 3 of 3
05/07/2003





Anderson



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 18, 2004

Richard Lovato, P.E.
New Mexico Quality Consultants
1016 San Pedro Dr. NE
Albuquerque, NM 87110

Re: A-1 Firewood Inc., 10604 Central SW, Grading and Drainage Plan (L8/D15)

Dear Mr. Lovato,

Based upon the information provided in your submittal received 2-17-04, the above referenced plan is located in Bernalillo County, not the City of Albuquerque. Please submit this plan to Brian Kent at the County of Bernalillo Public Works Division.

Brian Kent
Public Works Division
2400 Broadway SE Building N
Albuquerque, NM 87102

If you have any questions, you can contact me at 924-3981.

Sincerely,

Kristal D. Metro
Engineering Associate, Planning Dept.
Development and Building Services

BLB

C: File