HYDROLOGY L19/D12 ONE PLAN

L19/D12

1 PLAN

ZA-78-80 Jack T. and Elisa B. McDowell request approval of lot area variances of 37.68.74, 6763, 1548.63, and 1554.83 square feet to allow platting four lots out of three existing lots, the proposed lot areas to be from 9341.37 to 6763 square feet, and also a lot width variance of 7.37 feet to allow platting one lot 67.63 feet wide, all on what is now all of Tract 249-B, MRGCD Map No. 35, Rice Durane's #1, zoned R-1, and located at 2501 Floral Road, NW, to the west of Lilac Avenue.

Marsha Salazar and Ellen Barnes were present. Ms. Salazar submitted additional information from the title company relative to the easement to the north. Ms. Salazar stated that they would like to make this private way 22 feet wide and would grant a 10 foot additional easement, replatting all their other lot lines.

Mr. Peterson closed the hearing and stated he would make a decision within 15 days.

See Appendix.

After the hearing had been closed, Bill Teal, came in. Mr. Peterson explained to him what had transpired. Mr. Teal stated that his client, Mr. Kunkler, is opposed to their using the easement; Mr. Kunkler owns the land it is on.

ZA-78-43 Glenn Nesbitt requests approval of a nine inch height variance to allow retention of a three foot nine inch fence in the required front setback area on Lots 14 and 15, Block 7, Emil Mann Addition, zoned R-2, and located at 345 Charleston, SE.

There was no one present wishing to comment on this request. Mr. Peterson read a comment from the Traffic Engineer. He stated he had visited the property and noted that the parking lot is unpaved; apparently there are two dwelling units on the lot.

Mr. Peterson stated his findings:

FINDINGS: There is no exceptional physical condition to justify the requested variance.

DECISION: A six inch height variance to allow retention of a three foot six inch fence in the required front setback area is denied.

ZA-78-51 Charles E. Barnhart, agent for Michael C. Abraham and James R. McClintic, requests approval of a conditional use for one dwelling unit on an unplatted parcel in the SE/4 NE/4 NE/4 Section 30, T10N R4E, zoned C-2, and located on the west side of Wyoming Boulevard SE approximately 220 feet north of Trumbull Avenue.

L19/D20

ZA-78-51 Michael C. Abraham and James R. McClintic request approval of a conditional use for the storage of household goods on an unplatted parcel in the SE/4 NE/4 NE/4 Section 30, T10N R4E, zoned C-2, and located on the west side of Wyoming Boulevard SE approximately 220 feet north of Trumbull Avenue.

Charles Barnhart was present. Mr. Peterson stated he had visited the site. He read a letter from Jose Vigil. Mr. Barnhart stated that they will comply with whatever is appropriate as to drainage. Mr. Peterson stated that some modification will be necessary so that the runoff from the lot is not increased.

Jose Vigil was present and stated that it will have to be ponded, and this is the only thing he is concerned with.

Mr. Barnhart said they want one dwelling on the premises. Mr. Peterson said this will have to be advertised before it is decided.

FINDINGS: The basic concept proposed will not be injurious to the neighborhood or appropriate use of adjoining property.

DECISION: A conditional use for storage of household goods is approved on the condition that a revised plan is submitted and approved by me, the plan to show satisfactory storm water drainage handling on the site consistent with AMAFCA Resolution 2 of 1972.

NOTE: The front fence will have to be back five feet.

ZA-78-52 Joe R. Abeyta requests approval of a 49.65 foot street frontage variance to permit a free-standing on-premise sign nearest the 50.35 foot frontage along Candelaria Road, the sign to be located on Tract B, Land of Bradbury and Stamm, zoned C-1, and located at 1204 Candelaria Road, NW.

Joe Abeyta was present. Mr. Peterson stated he had visited the property. He noted vacant property to the west, gas station to the east, a car wash and gas station to the north. Mr. Abeyta stated that the sign is one that he already has a block east; he wishes to move it. The sign is nine feet six inches from ground to the bottom of the sign; the sign itself is 4' x 6'. There was no one else present wishing to comment.

Mr. Peterson stated his findings:

FINDINGS: This is an exceptionally shaped lot with frontages on both Candelaria Road and 12th Street. Without approval of the variance requested there will be no reasonable way to advertise the existence of this commercial business to Candelaria Road traffic, since a building-mounted sign would be too far back to be readily visible. A sign of only 24 square feet is proposed; this is a modest size compared with the sign sizes allowed in the C-1 zone. It will not be injurious to the neighborhood or appropriate use of adjoining property.

DECISION: A 49.65 foot street frontage variance to permit a free-standing on-premise sign near Candelaria Road is approved for a 24-square-foot sign up to 13.6 feet high.

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1293
Albuquerque, NM 87103

Date March 21, 1978

NOTIFICATION OF DECISION ON
A ZONING SPECIAL EXCEPTION

File ZA- 78-51
Location: West side of Wyoming Blvd., SE, approximately 220 feet north of Trumbull Avenue

Michael C. Abraham
James R. McClintic
P. O. Box 1849
Albuquerque, NM 87103

Your application for special exception under the Comprehensive City Zoning Code was considered at a public hearing on March 21, 1978. The following decision has been made:

FINDINGS: The proposal will not be injurious to the neighborhood or appropriate use of adjoining property.

DECISION: A conditional use for one-story dwelling unit is approved as requested.

NOTE: A boundary plat is needed.

If you wish to appeal this decision, you may do so by April 5, 1978 in the manner described below, as excerpted from Section 45 of the Comprehensive City Zoning Code.

A. Jurisdiction. Appeal of special exception decisions by the Zoning Hearing Examiner is to the Planning Commission.

B. Application. A special exception decision by the Zoning Hearing Examiner is final unless appeal is initiated by application to the City on prescribed forms within 15 days of the decision.

C. Acceptance. The Planning Commission shall accept all appeal cases sent to it.

D. Fee. A filing fee of $25 must accompany each appeal application. When an application is withdrawn the application fee shall not be refunded.

E. Hearing and Decision. An appeal shall be decided within 60 days of its filing. Decision shall be following a public hearing. This hearing shall review carefully the previous decision on the matter. The Planning Department 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.

A building permit dependent on a case shall not be issued until an appeal is decided or the time for filing the appeal has expired without an appeal being filed. However, if public hearing produces no objection of any kind to approval of an application, which application is approved, the deciding entity may allow issuance of a building permit before 15 days if the applicant agrees in writing to return the building permit if an appeal is duly filed.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the Zoning Hearing Examiner is secured. Approval of this case does not constitute approval of plans for a building permit. If your application is approved, bring this letter when you come to City Hall, 400 Marquette NW, to secure any related building permit. You should take two copies of your plans to the Building & Inspection Division to initiate such a permit.

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 utilized.

Sincerely,

Zoning Hearing Examiner

DAP:tc

cc: Charles E. Barnhart
P. O. Box 1849 87103

NOTICE OF PUBLIC HEARING
ZONING HEARING EXAMINER -- CITY OF ALBUQUERQUE

TO ALL CITIZENS AND PARTIES IN INTEREST:

Notice is hereby given that the Zoning Hearing Examiner, City of Albuquerque, will hold a public hearing in the City Council Chambers, 400 Marquette, NW, on Tuesday, March 21, 1978, at 10:00 a.m., for the purpose of considering the following requests:

ZA-78-85 Robert R. Fredlund, Jr., requests approval of a three foot side setback variance to allow a storage shed (about 7 x 8 feet) abutting the house and two feet from the side lot line on Lot 27, Block 7, La Reina De Los Altos Addition, zoned R-1, and located at 3306 June, NE. (G-21)

ZA-78-86 Watland Construction Company, Inc., agent for J. Michael Fletcher, requests approval of a three foot height variance to allow retaining walls up to six feet high in the required front and side yard setback areas on Lot 16, Block 3, Glenwood Hills South, Unit 3, zoned R-1, and located at 13324 Desert Flower, NE. (G-23)

ZA-78-87 John McNerney, agent for Mossman-Gladden, requests approval of a three foot height variance to allow a temporary six foot security fence at the front lot lines and the side lot lines of the end lots (lots 4 and 8) on Lots 4 through 8, Block 4, Cherry Hills, Unit 1, zoned R-1, and located at 6912 - 6916 Rosewood Road, 8316 Cherry Hills Drive, and 6917 Sandalwood Place, NE. (E-19)

ZA-78-88 Harriet J. Murphy requests approval of a conditional use for accessory living quarters (a hobby room) on Lot 9, Block 55, University Heights Addition, zoned R-1, and located at 218 Amherst, SE. (K-16)

ZA-78-89 American Pillow Furniture, agent for Howard Walker, requests approval of a conditional use for outdoor storage and display on the easterly portion of Tract A, Snow Heights Addition, zoned C-2, and located at 8920 Menaul, NE. (H-20)

ZA-78-90 Steve Kourkoumelis, agent for David Torres, requests approval of a conditional use for a contractors storage lot on Lots 3 through 8, Block 24, zoned C-2, and located at 308 Wisconsin, NE. (K-19)

ZA-78-91 Geronimo Villalongja requests approval of a four foot height variance to allow a three foot garden wall on top of a four foot retaining wall in the required side setback area (at the Terragon Drive right of way line) on Lot 7, Block 2, Candlelight Foothills Addition, zoned R-1, and located at 1401 Nemesia Place, NE. (J-23)

ZA-78-92 David H. Hunt, agent for Young America Ent. Inc., requests approval of a one foot front setback variance to allow construction of a house 19 feet from the front lot line on Lot 14, Block 11, Academy Estates #4, zoned R-1, and located at 5601 Estrellita Del Norte NE. (F-20)

NOTE: THE FOLLOWING REQUESTS WILL NOT BE HEARD UNTIL 1:00 P.M.

ZA-78-43 Glenn Nesbitt requests approval of a nine inch height variance to allow retention of a three foot nine inch fence in the required front setback area on Lots 14 and 15, Block 7, Emil Mann Addition, zoned R-2, and located at 345 Charleston, SE. (L-19)

ZA-78-51 Charles E. Barnhart, agent for Michael C. Abraham and James R. McClintic, requests approval of a conditional use for one dwelling unit on an unplatted parcel in the SE/4 NE/4 NE/4 Section 30, T10N R4E, zoned C-2, and located on the west side of Wyoming Boulevard SE approximately 220 feet north of Trumbull Avenue. (L-19)

ZA-78-93 Jim Schulz, agent for Arthur Walker, requests approval of a two foot height variance to allow retention of a five foot chain link fence in the required front yard setback area on Lot 17, Rice's Durans Addition #1, zoned R-2, and located at 2425 Rice NW. (H-12)

OVER

THIS MICROIMAGE IS THE BEST POSSIBLE REPRODUCTION DUE TO THE POOR QUALITY OF THE ORIGINAL DOCUMENT

2-16-78

Donald Peterson
Zone's Hearing Examiner

Concerning conditional use on land adjacent to my property on Wyoming SE.

I am in the process of building an apartment complex and it appears that the proposed conditional use for Mr J R McIntire would cause flooding in our apartments if its presently approved with the drainage as shown on the plot plan.

I hereby request a delay in approval until the drainage system is worked out in a better manner.

Jose Allight
13139 Blackstone NE
298-5892

RECEIVED
PLANNING DEPARTMENT
FEB 16 1978
ALBUQUERQUE, N.M.

ZA-78-50 Rick Bell/Atex Oil Company requests approval of a conditional use for a watchman's mobile home on Lots 30 and 31, Block 10, La Mesa Addition, zoned C-1, and located at 322 Louisiana, SE. (K-19)

ZA-78-51 Michael C. Abraham and James R. McClintic request approval of a conditional use for the storage of household goods on an unplatted parcel in the SE/4 NE/4 NE/4 Section 30, T10N R4E, zoned C-2, and located on the west side of Wyoming Boulevard SE approximately 220 feet north of Trumbull Avenue. (L-19)

ZA-78-52 Joe R. Abeyta requests approval of a 49.65 foot street frontage variance to permit a free-standing on-premise sign nearest the 50.35 foot frontage along Candelaria Road, the sign to be located on Tract B, Land of Bradbury and Stamm, zoned C-1, and located at 1204 Candelaria Road, NW. (G-14)

ZA-78-53 David Sevieri requests approval of a conditional use for four townhouse dwelling units on Lots 19 and 20, Block 4, Heights Reservoir Addition, zoned O-1, and located on the northwest corner of Monroe and Copper. (K-17)

NOTE: THE FOLLOWING REQUESTS WILL NOT BE HEARD BEFORE 3:00 P.M.

ZA-78-54 Pioneer Construction Company request approval of a six foot height variance to allow retention of a nine foot fence within the front setback area on Lots 2, 3, 4, and 5, Block 12, East Central Business Addition, zoned C-3, and located at 10710 Acoma, SE.

ZA-78-55 Electrical Products Company, agent for Texaco, Inc., requests approval of a 24 foot height variance to allow a free-standing on-premise sign 50 feet high on Lots 5, 6, and 7, Block 3, Vidas Subdivision, zoned C-2, and located on the northwest corner of Cutler and San Mateo, NE. (H-17)

ZA-78-56 Claude C. Lear requests approval of a three foot height variance to allow retention of an eight-foot masonry wall in the required front setback area of Lot 28, Block C, Altura Addition, zoned R-1, and located at 1818 Solano, NE. (J-17)

ZA-78-57 Henry J. Luck requests approval of a three foot height variance to allow a wall six feet higher than the low-side elevation in the west side setback area on Lot 25, Block 7, Brentwood Hills Addition, zoned R-T, and located at 12201 Menaul, NE. (H-22)

ZA-78-58 T. B. Keleher requests approval of a 1.5 foot height variance to allow retention of the grill work on top of the front wall, 4.5 feet high, on the northerly 52 feet of Lot 9 and the southerly 30 feet of Lot 10, Block 22, Huning Castle Addition, zoned R-1, and located at 1616 San Patricio, SW. (K-13)

ZA-78-59 Home Conditioning Company, agent for Morgan Morgan, requests approval of a six foot rear setback variance to allow conversion of the existing detached garage into a dwelling unit, nine feet from the rear lot line, on Tract 291b, MRGCD Map No. 37, zoned SU-2, and located at 812 Roma, NW. (J-14)

ZA-78-61 The City of Albuquerque Housing and Development Department, agent for Marvin Chavez, requests approval of a seven foot front setback variance to allow an addition to the residence eight feet from the front lot line on Lot 11, Riverside Addition, zoned SU-2/Townhouse, and located on Eroy SW, between the west side of 8th SW and the north side of Marquez SW. (K-13)

ZA-78-62 George J. Koury requests approval of a five foot setback variance to allow a building to be at the right-of-way line and a three-space parking variance in relation to a proposed office (and storage) building on Lot B, Buena View Addition, zoned C-2, and located at 303 San Mateo, NE. (K-17)

Details of these applications may be examined at the Planning Department, Room 601, City Hall, 4th and Marquette, NW, between 8:00 A.M. and 5:00 P.M., Monday through Friday.

Add subsite 3, move to N, last to W
+ f 1 [illegible]

Donald A. Peterson
Zoning Hearing Examiner

TO BE PUBLISHED IN THE ALBUQUERQUE JOURNAL ON MONDAY, FEBRUARY 6, 1978

OFFICIAL NOTICE

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
Box 1293
Albuquerque, NM 87103

Date February 21, 1978

NOTIFICATION OF DECISION ON
A ZONING SPECIAL EXCEPTION

File ZA- 78-51
Location: On an unplatted parcel in the SE/4 NE/4 NE/4 Section 30, TION R4E

Michael C. Abraham
James R. McClintic
P. O. Box 1849
Albuquerque, NM 87103

Your application for special exception under the Comprehensive City Zoning Code was considered at a public hearing on February 21, 1978. The following decision has been made:

FINDINGS: The basic concept proposed will not be injurious to the neighborhood or appropriate use of adjoining property.

DECISION: A conditional use for storage of household goods is approved on the condition that a revised plan is submitted and approved by me, the plan to show satisfactory storm water drainage handling on the site consistent with AMAFCA Resolution 2 of 1972.

NOTE: The front fence will have to be back five feet.

If you wish to appeal this decision, you may do so by March 8, 1978 in the manner described below, as excerpted from Section 45 of the Comprehensive City Zoning Code.

A. Jurisdiction. Appeal of special exception decisions by the Zoning Hearing Examiner is to the Planning Commission.

B. Application. A special exception decision by the Zoning Hearing Examiner is final unless appeal is initiated by application to the City on prescribed forms within 15 days of the decision.

C. Acceptance. The Planning Commission shall accept all appeal cases sent to it.

D. Fee. A filing fee of $25 must accompany each appeal application. When an application is withdrawn the application fee shall not be refunded.

E. Hearing and Decision. An appeal shall be decided within 60 days of its filing. Decision shall be following a public hearing. This hearing shall review carefully the previous decision on the matter. The Planning Department 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.

A building permit dependent on a case shall not be issued until an appeal is decided or the time for filing the appeal has expired without an appeal being filed. However, if public hearing produces no objection of any kind to approval of an application, which application is approved, the deciding entity may allow issuance of a building permit before 15 days if the applicant agrees in writing to return the building permit if an appeal is duly filed.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of the Zoning Hearing Examiner is secured. Approval of this case does not constitute approval of plans for a building permit. If your application is approved, bring this letter when you come to City Hall, 400 Marquette NW, to secure any related building permit. You should take two copies of your plans to the Building & Inspection Division to initiate such a permit.

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 utilized.

DAP:tc

Sincerely,

Zoning Hearing Examiner

cc: Charles E. Barnhart
P. O. Box 1849 87103

CITY OF ALBUQUERQUE, NEW MEXICO
PLANNING DEPARTMENT

APPLICATION FOR SPECIAL EXCEPTION UNDER THE COMPREHENSIVE CITY ZONING CODE

☒ Conditional Use: SU-for use as mini-warehouse to store household goods
☐ Expansion of Building Nonconforming as to Use
☐ Variance (indicate amount)
Height:
Area:
Front Yard:
Side Yard:
Rear Yard:
Other:

NOTE: There is a separate "Procedure" instruction sheet related to this application.

I. APPLICANT INFORMATION

1. Applicant's Name: Michael C. Abraham and JAMES R. McCLINTIC Phone:
Mailing Address:

2. Agent (if any): Charles E. Barnhart Phone: 243-9777
Mailing Address: P.O. Box 1849 87103

3. Applicant's Legal Interest in Property: Owner

4. Signature: Charles E. Barnhart Date: 1-16-78

II. JUSTIFICATION FOR REQUESTED SPECIAL EXCEPTION (You may use a seperate sheet to answer.)

1. Why do you want this special exception (in terms of your own plans)? So as to put the property to beneficial use

2. Is this consistant with the intent of the Zoning Code? Why? No - this is

3. Will this injure adjacent property or the neighborhood? Why? It is not - this is consistent and compatible with present use in the area of the property.

4a. IF THIS IS AN EXPANSION OF A NONCONFORMING BUILDING, how will denial of the request deny you reasonable use of the property? No.

4b. IF THIS IS A VARIANCE, what is the exceptional physical condition which you believe justifies the request? None

III. LOCATION OF REQUESTED SPECIAL EXCEPTION

1. Legal Description
Lot(s): See attached Block:
Subdivision Name or
Other Legal Description: Metes and bounds description attached

2. Street Address (number, if any): None - Wyoming Blvd - SE
between Dennett - SE and Zuni - SE cross streets.

IV. PROJECT DETAILS

1. Present Use of Property: None

2. One accurate site plan, including (a) abutting streets and alleys; (b) all significant structures presently on the property; (c) The proposed special exception (including dimensions); (d) structures on adjoining property, within 25 feet of the proposed special exception; (e) north directional arrow; and (f) scale. Attached: ☒

ZA- 78-51

THIS SIDE FOR CITY STAFF USE ONLY

V. INTERNAL DATA

1. Application Received by: [illegible] Date: 1-16-78
2. Signs Issued: 1
3. Hearing Date Assigned: 2-21-77
4. Payment Received: 25 check
5. Planning Map Number: L-19
6. Zoning C-2
7. Related Cases:
8. Legal Ad: ... conditional use for the storage of household goods on ...

51-1

... conditional use for one dwelling unit on ...

9. Comment Requests Sent on: _____ By: _____

_____ Traffic Engineer	_____ Bldg. & Insp. (Permit?)
none now _____ City Surveyor (Where is Right-of-Way?)	_____ A P S
_____ City Engineer	_____ C I P
_____ Water Resources	_____ Zoning Inspection
none _____ Parks & Recreation	_____ Other:
_____ Fire Department	_____ Other:

10/77

SF-1 SHORT FORM WARRANTY DEED—Rev. 5-75—New Mexico Statutory Form

THE VALLIANT CO. ALBUQUERQUE, N.M.

WARRANTY DEED

MICHAEL C. ABRAHAM, a single man, for consideration paid, grant s to JAMES R. McCLINTOCK, a single man

whose address is 1215 Gold Avenue, S.W., Albuquerque, New Mexico

the following described real estate in Bernalillo County, New Mexico:

An undivided 1/2 interest in and to:

A certain tract of land in the N 1/2 E 1/2 NE 1/4, Section 30 Township 10 North, Range 4 East, N.M.P.M. described as follows: BEGINNING at the Northeast corner of said tract, which is a point on the East boundary of Section 30, and 660 feet southerly along said East boundary line from the Northeast corner of Section 30, the boundary of said tract extends southerly 220 feet; westerly 396 feet; northerly 220feet; easterly 396 feet to the point of beginning, All boundary lines of said tract to run exactly parallel with the North and, or, East boundary lines of Section 30. Said tract to include all land so defined less the East 50 feet for Wyoming Street.

AND

All that portion of the South One-half (S 1/2) of the North One-Half (N 1/2) of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 30, Township 10 North, Range 4 East, N.M.P.M., which is described as follows:
BEGINNING at the Northeast corner No. 1, which is a point on the East line of said Section 30 and 550 feet South from the Northeast corner of said Section 30, and running -
Thence South a distance of 110 feet to the Southeast corner No. 2;
Thence West a distance of 396 feet to the Southwest corner No. 3;
Thence North a distance of 110 feet to the Northwest corner No. 4;
Thence, East a distance of 396 feet to the Northeast corner and point of beginning.

THERE IS EXCEPTED the East 50 feet of the above described tract, which was conveyed to the Board of Commissioners of Bernalillo County, New Mexico, by deed recorded in Book 190, Page 317, records of Bernalillo County, New Mexico.

SUBJECT TO: Reservations, restrictions and easements of record and to taxes for the current and subsequent years.

(Seal) MICHAEL C. ABRAHAM (Seal)

(Seal) (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO
COUNTY OF Bernalillo } ss.

The foregoing instrument was acknowledged before me this 7th day of September, 1977,
by MICHAEL C. ABRAHAM, a single man
(Name or Names of Person or Persons Acknowledging)

My commission expires:
(Seal) 8-16-79

Lee Nasci
Notary Public

FOR RECORDER'S USE ONLY

ACKNOWLEDGMENT FOR CORPORATION

STATE OF NEW MEXICO
COUNTY OF } ss.

The foregoing instrument was acknowledged before me this
day of , 19
by
(Name of Officer)
(Title of Officer) of (Name of Corporation Acknowledging)
a (State of Incorporation) corporation, on behalf of said corporation.

My commission expires:
(Seal)

Notary Public

/

PROPERTY OWNERSHIP LIST

H

ALBUQUERQUE/BERNALILLO COUNTY
PLANNING DEPARTMENT

Meeting Date: March 7, 1978

Index Map: L-19

Notification Radius: 100 Feet

Cross Reference

ZA- 78-51	Z-
AX-	V-
CZ-	CSU-
	S-

Legal Description and Location: Unplatted parcel in the SE/4 NW/4 NW/4 Sec 30 T10N R3E

Request CU

Applicant: Michael C. Peacock / James R. McClendon Phone: 243-9773

Address: 87108

Agent: Charles G. Barnhart Phone:

Address: P.O. Box 1849 87103

Copy of Legal Ad to be sent to Applicant and Agent by:

Certified Mail No. Applicant

Certified Mail No. Agent

SPECIAL INSTRUCTIONS

Notices must be mailed from the City 11 Days prior to the meeting

Date Mailed: Sun Feb 3, 1978

Signature: ul 1/31/78

ul 3/8/78

The Following Prepared By: Date

Property Description: ml 2/1/78

Ownership Search:

CASE NO: Z4-78-51 DATE 1/24/77

LEGAL LIST

PAGE 1 OF 1

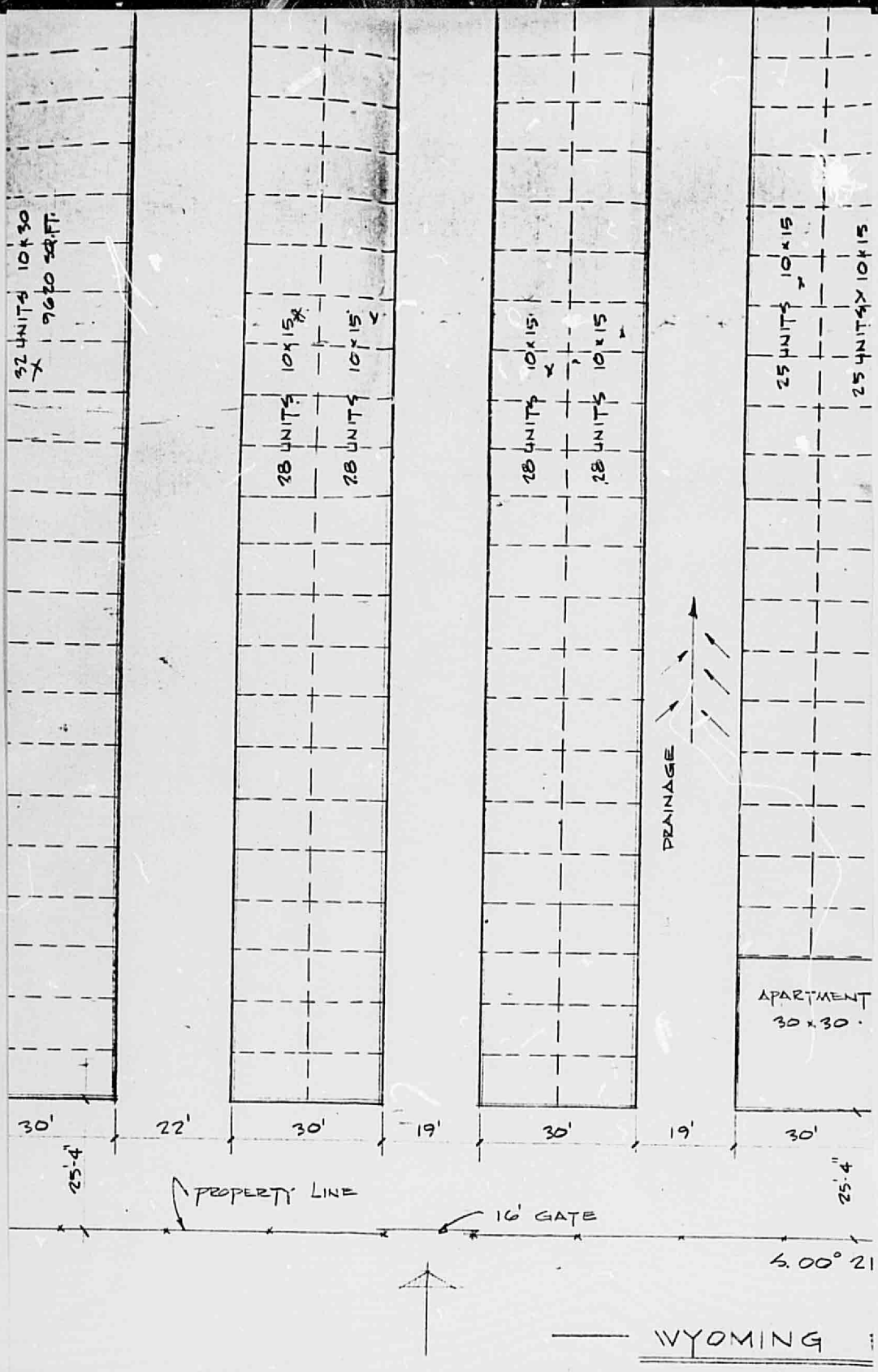
	BLOCK	LOT TRACT	REAPPRAISAL CODE MAP NUMBER	GRID LOCATION	PARCEL SEQUENCE	NAME	ADDRESS	CERTIFIED MAIL
L-19	S½ N½	NE/4	1-016-056	528477	1-20-19	Lawrence E. Hennegar	3817 Camino Sur Manuela NM 87111	
	N½ E½ N½ E½	NE/4 NE/4		528463	9	/	/	
	N½ S½	NE/4 N E/4		528444	7	Robert L. Simms	24 659 87130 Clovis N. Mex.	
	S½ NE/4	NE/4		528433	6	Wilton E. Sprolley	321 Wyoming Rd 87123	
	L B			495482 488482	18	Jose A. Vigil	13 129 Sheridan NE 87111	
	Lot C			501466 488466	19	Miguel Moraley	1525 Mayfield NE 87112	
	Tr. 60x	240' in	NE	488460	20	City		
	Tr. i.	NE/4		488454	21	A. J. Smith	4613 Bella SE 87108	
	Tr. in NW	264.5'	x 265.4'	488444	22	Carlton Mecker	8520 Alameda NE 87111	
	Section 21			488433	23	Ethel M. Brown	2329 4th NW 87107	
~~L-20~~	Tr. in N½	E½	NE/4	488423	24	Crisenate Underwood	1501 California NE 87110	
L-20	Tr C		1-020-056	068438	2-06-57	C. B. Van Cleave	509 Camino de la Reina, San Diego, Cal 92108	

A-68-3

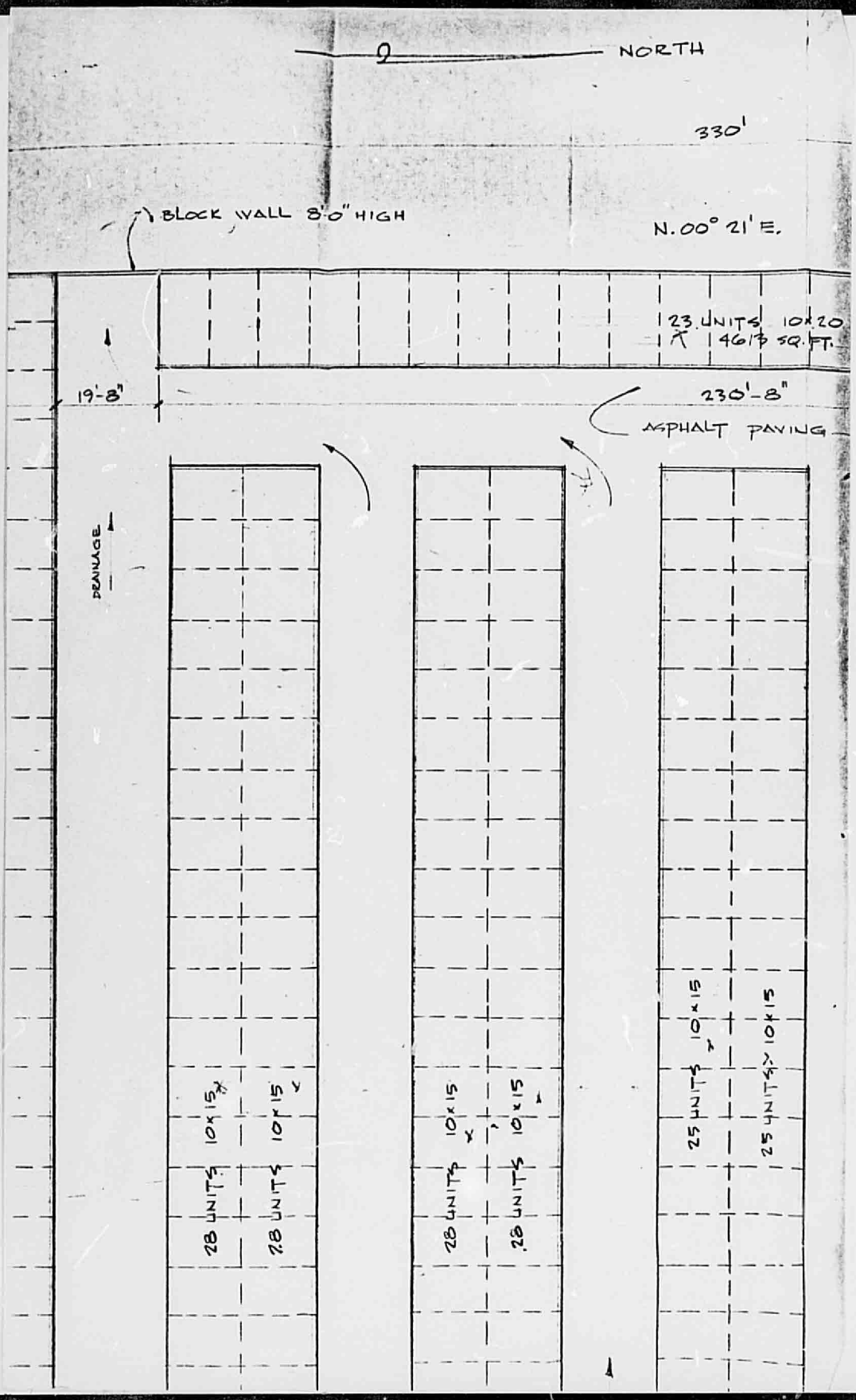
ALBUQUERQUE/BERNALILLO COUNTY PLANNING DEPARTMENT

• PLOT PLAN

SCALE: 1" = 20'


32 UNITS 10×30
9620 SQ.FT
28 UNITS 10×15
28 UNITS 10×15
28 UNITS 10×15
28 UNITS 10×15
25 UNITS 10×15
25 UNITS 10×15
DRAINAGE
APARTMENT
30×30
30'
22'
30'
19'
30'
19'
30'
25'-4"
25'-4"
PROPERTY LINE
16' GATE
S. 00° 21
WYOMING

PROPERTY LINE
PROVIDE OPEN'G @ BASE OF THE WALL FOR DRAINAGE
20'
19'-8"
30'
20'
PROPERTY LINE
18 UNITS 10 x 30
S. 89° 59' E.
8217 SQ. FT.
10'
280'-8"
18 UNITS 10 x 20
18 UNITS 5 x 19
10 x 20


NORTH
330'
BLOCK WALL 8'-0" HIGH
N. 00° 21' E.
23 UNITS 10x20
4613 SQ. FT.
19'-8"
230'-8"
ASPHALT PAVING
DRAINAGE
28 UNITS 10x15
28 UNITS 10x15
28 UNITS 10x15
28 UNITS 10x15
25 UNITS 10x15
25 UNITS 10x15

DRAINAGE REPORT

SELF STORAGE BUILDINGS

PREPARED FOR

JIM MCCLINTOCK

JUNE, 1978

PREPARED BY

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5643 PARADISE BOULEVARD, N.W.
ALBUQUERQUE, NEW MEXICO 87114

I, Louis W. Gross, hereby certify that the enclosed documents and drawings were prepared under my supervision and are true and correct to the best of my knowledge and belief.

Louis W. Gross
New Mexico Registered Professional
Engineer and Land Surveyor No. 4100

LOUIS W. GROSS
SEAL
NEW MEXICO
4100
LAND SURVEYOR
REGISTERED PROFESSIONAL ENGINEER

DRAINAGE REPORT

SELF STORAGE BUILDINGS

I. GENERAL: The site for the self storage buildings is located on the west side of Wyoming, SE, between Zuni Road, SE and Trumbull, SE (See Map L-19-Z). Due to the location and topography of the tract, no easements for drainage release are available, therefore, it is planned to store the entire 100 year - 6 hour precipitation on the site.

II. COMPUTATIONS: By interpolating from the attached City of Albuquerque Precipitation Map considering the site location, the 100 year - 6 hour precipatation is 2.45 inches.

The roofs of all the buildings will be used to store 2.5 inches of rainfall.

Area of roofs = 62,033 S.F.

Volume stored on roofs =

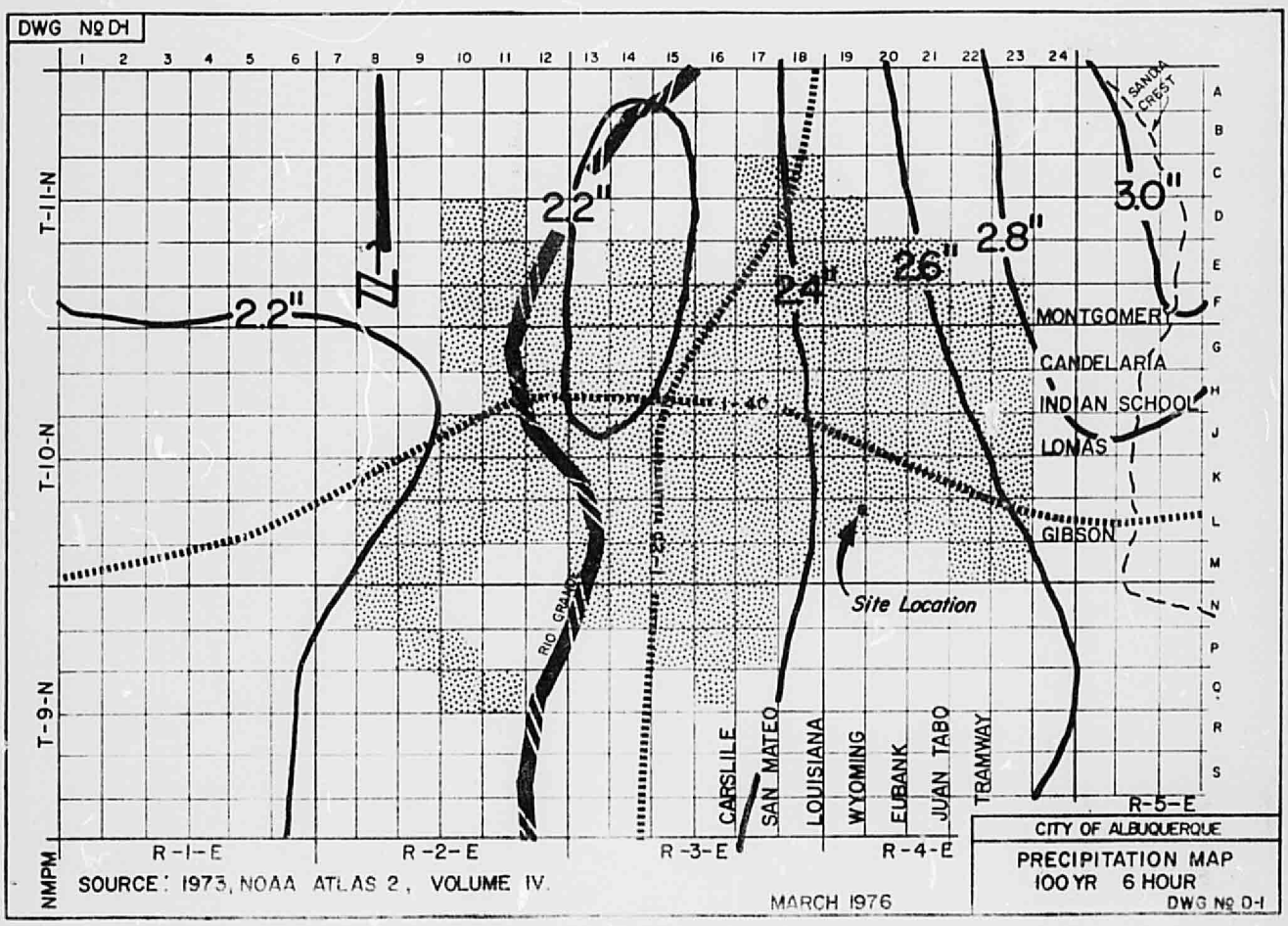
2.45/12 x 62,033 = 12,665 cu.ft.

The rain which falls on the asphalt pavement will be routed to the ponding area (See grading plan).

Required Pond Storage = 2.45/12 x 15,140 x 0.9 = 2,792 cu.ft.

Volume of Pond = 3,126 cu.ft.

See Grading Plan for Ponding Area Details.


DWG Nº D-1
T-11-N
T-10-N
T-9-N
NMPM
R-1-E
R-2-E
R-3-E
R-4-E
R-5-E
2.2"
2.2"
2.4"
2.6"
2.8"
3.0"
MONTGOMERY
CANDELARIA
INDIAN SCHOOL
LOMAS
GIBSON
Site Location
RIO GRANDE
SANDIA CREST
CARSLILE
SAN MATEO
LOUISIANA
WYOMING
EUBANK
JUAN TABO
TRAMWAY
SOURCE: 1973, NOAA ATLAS 2, VOLUME IV.
MARCH 1976
CITY OF ALBUQUERQUE
PRECIPITATION MAP
100 YR 6 HOUR
DWG Nº D-1

1306