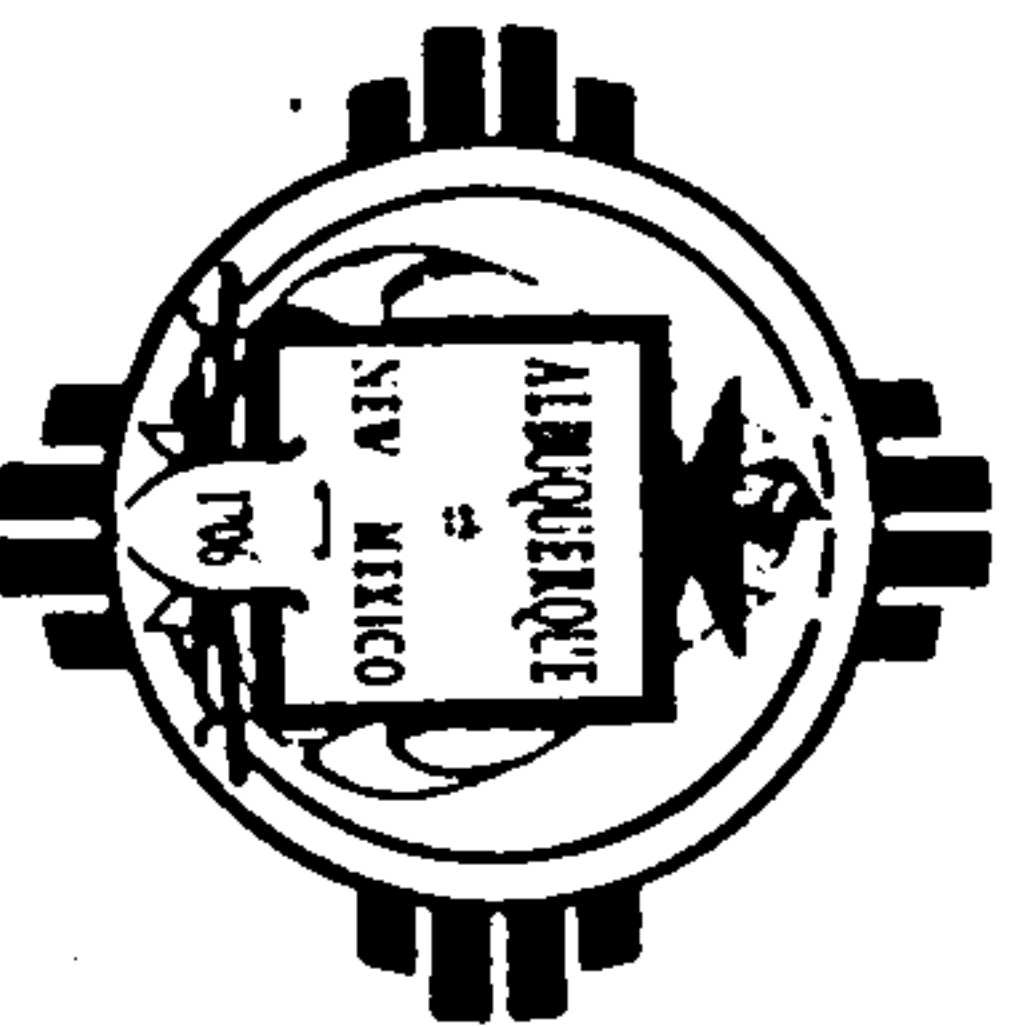


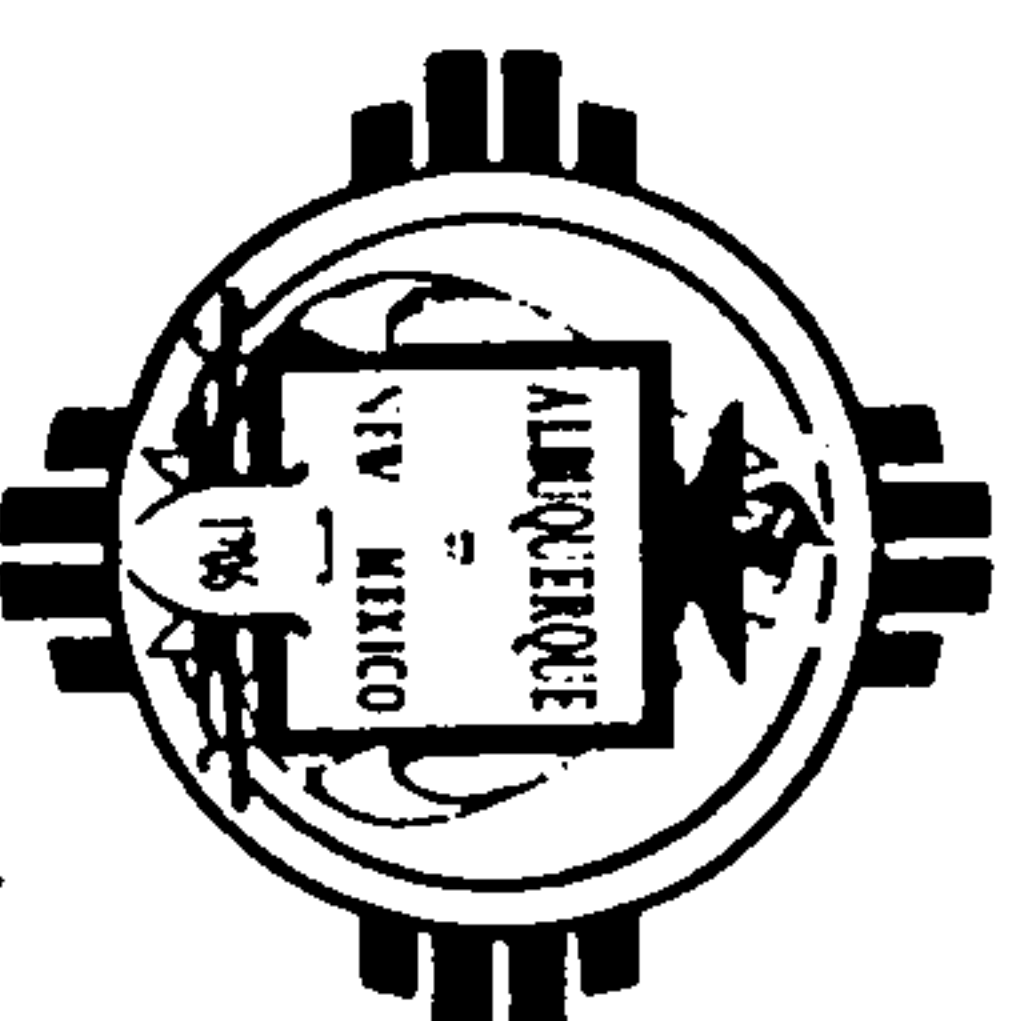
TEXIAN INN MOTOR INN

M16-D19

2 PLANS



CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



HYDROLOGY SECTION PROJ. NO. M16 DATE: 3/01/84
PLANNING DIVISION NO. _____

CONFERENCE RECAP

SUBJECT: Tyran Turn on 41/2 S.E
Lot 14 & 1B, Bldg 2, Airport Industrial Park

WHO

REPRESENTING

ATTENDANCE: John Armstrong
Steve Freitz

City
Boyle Engineers

FINDINGS:

(1) Drainage Plan required per DDM.

(2) Finding w/ controlled discharge (As undeveloped)
required

(3) Surrounding Plat to illustrate lot lines
required

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:

[Signature]

SIGNED:

[Signature]

TITLE:

Hydrology

TITLE:

Project Engineer

DATE:

3/01/84

DATE:

3/01/84

INFORMATION SHEET

Texian Inn

PROJECT TITLE 115 Room Motor Inn

TYPE OF SUBMITTAL Drainage Plan

ZONE ATLAS PAGE NO. M-16 CITY ADDRESS 2300 Yale Boulevard, S. E.

LEGAL DESCRIPTION Lot 1A and 1B, Block 2, Airport Industrial Park

ENGINEERING FIRM Bovay Engineers, Inc. CONTACT D. Mark Goodwin, P.E.

P. O. Box 30068

ADDRESS Albuquerque, New Mexico 87190 PHONE (505) 884-0700

OWNER Texian Partners, Ltd.

CONTACT Larry Gibbons

1635 NE Loop 410, Suite 603

ADDRESS San Antonio, Texas 78209 PHONE (512) 828-6868

ARCHITECT Jerry Theis & Associates CONTACT Jerry Theis

1635 NE Loop 410, Suite 507

ADDRESS San Antonio, Texas 78209 PHONE (512) 828-8111

SURVEYOR Energy Company Services CONTACT Al Krawietz

P. O. Box 13029

ADDRESS Albuquerque, New Mexico 87192 PHONE (505) 296-2777

CONTRACTOR Undetermined CONTACT N/A

ADDRESS N/A PHONE N/A

PRE-DESIGN MEETING:

XXX YES

NO

XXX COPY OF CONFERENCE RECAP SHEET PROVIDED

PLEASE CHECK TYPE OF APPROVAL EXPECTED WITH THIS SUBMITTAL:

SKETCH PLAT APPROVAL

PRELIMINARY PLAT APPROVAL

XXX SITE DEVELOPMENT PLAN APPROVAL

FINAL PLAT APPROVAL

BUILDING PERMIT APPROVAL

CERTIFICATE OF OCCUPANCY APPROVAL

ROUGH GRADING PERMIT APPROVAL

GRADING/PAVING PERMIT APPROVAL

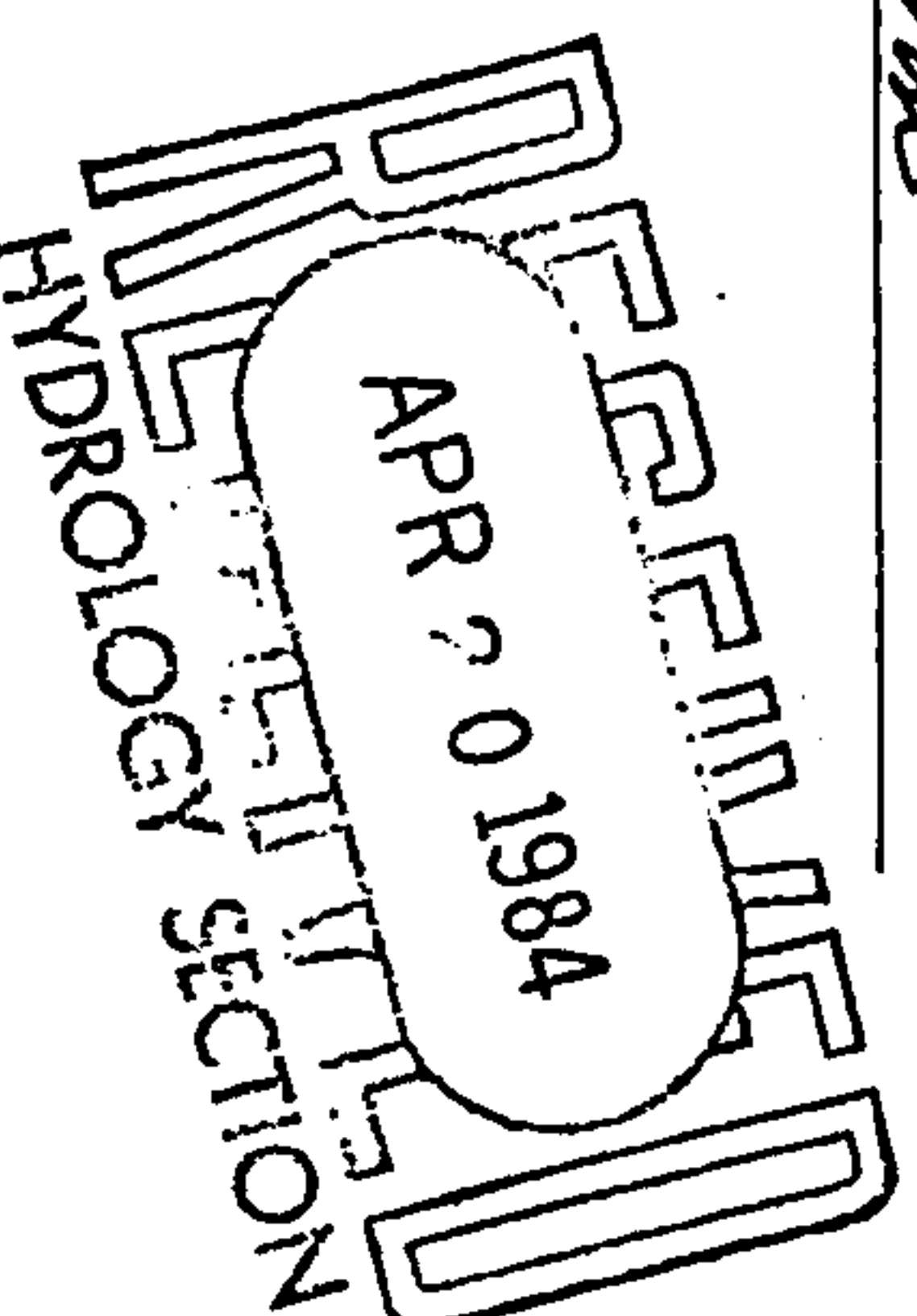
OTHER (SPECIFY)

DATE SUBMITTED: 4/20/84

Bovay Engineers Inc.

BY: D. Mark Goodwin

D. Mark Goodwin





BOVAY ENGINEERS, INC.

HOUSTON • SPOKANE • BATON ROUGE
AUSTIN • ALBUQUERQUE • WASHINGTON, D. C.

April 19, 1984

City of Albuquerque
City Engineer
Municipal Development Department
P. O. Box 1293
Albuquerque, New Mexico 87103

Attention: Mr. John Armstrong

Re: Drainage Plan, Texian Motor Inn,
2300 Yale Blvd. SE
BEI #6014-236

Gentlemen:

Please find attached two copies of the drainage plan and information sheet for the project referenced above. The required summary plat is in the process of being completed and will be submitted within a few days. We request that you review the drainage plan in the interim.

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

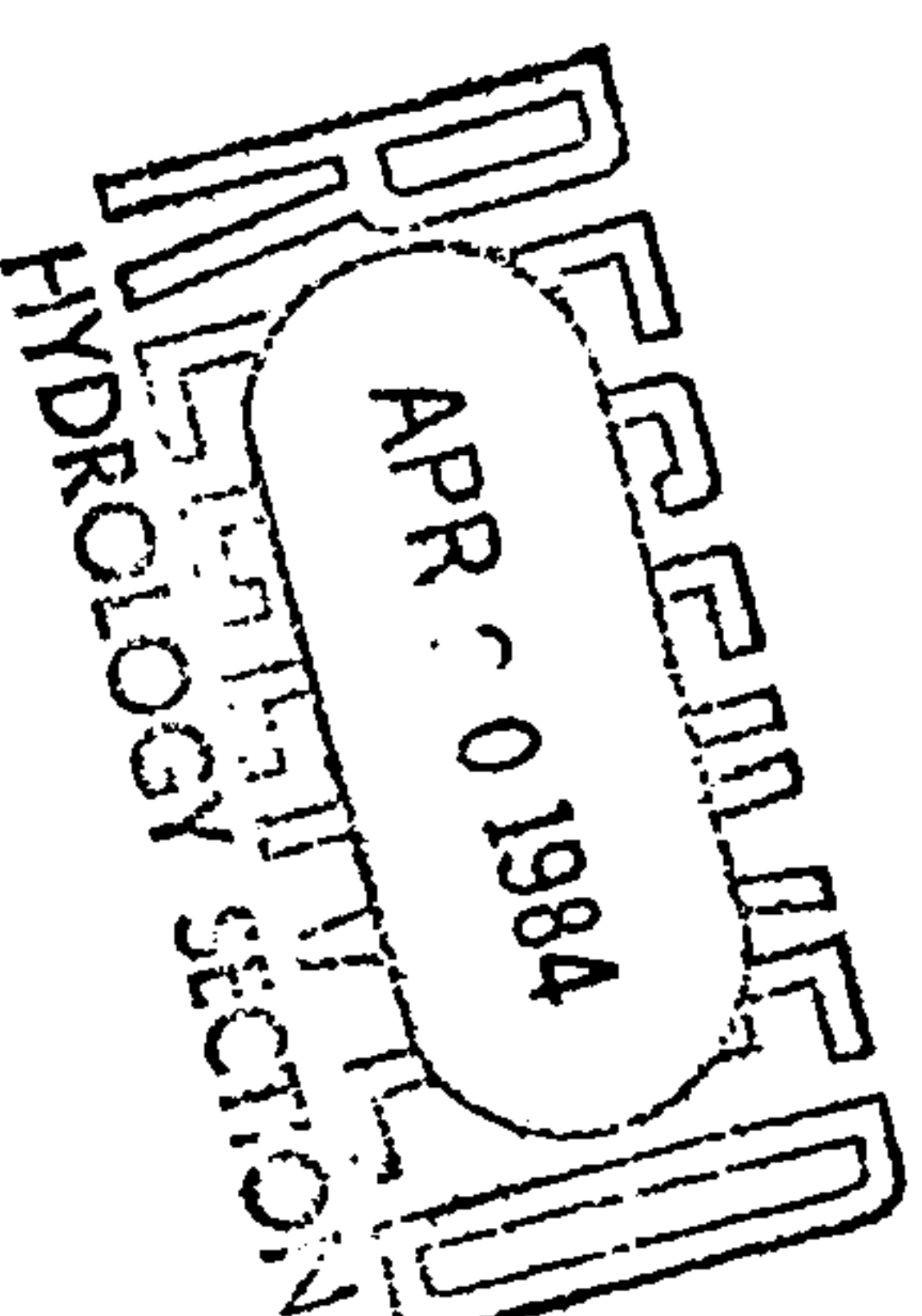
Sincerely,

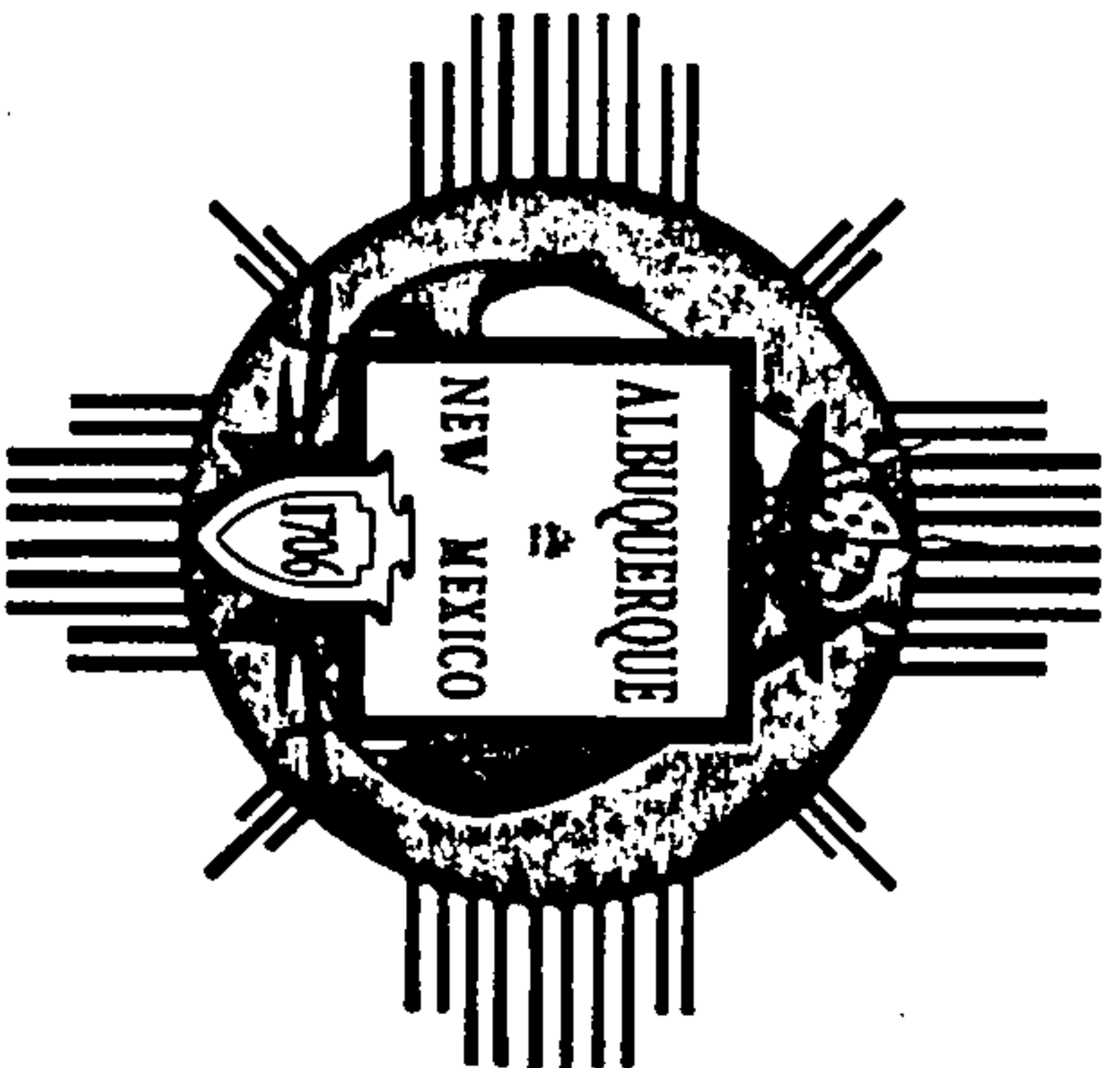
BOVAY ENGINEERS, INC.

D. Mark Goodwin, P.E.
NMPE No. 8948

DMG:kh

cc: Jerry Theis; Jerry Theis & Assoc.
Larry Gibbons; Texian Partners, Ltd.





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

May 17, 1984

Mr. D. Mark Goodwin
Bovay Engineers, Inc.
P. O. Box 30068
Albuquerque, NM 87190

RE: GRADING AND DRAINAGE PLAN FOR TEXIAN INN (M16-D19) RECEIVED
APRIL 20, 1984

Dear Mr. Goodwin:

The above referenced plan, dated April 20, 1984 is approved.

Please attach a copy of this approved plan along with the appropriately approved "Construction Within Public R/W" document to the construction set prior to release of the building permit.

An erosion control plan for the period of construction should also be attached to this set.

If I can be of further assistance, please contact me.

Yours truly,


Billy J. Goolsby, P.E.
City/County Flood Plain Admin.

BJG/dlw

cc: Greg Olson, Assistant City Engineer/Design

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



BOVAY ENGINEERS, INC.
•
HOUSTON • SPOKANE • BATON ROUGE
AUSTIN • ALBUQUERQUE • WASHINGTON, D. C.

July 23, 1984

City of Albuquerque
Municipal Development Department
Hydrology Section
P.O. Box 1293
Albuquerque, New Mexico 87103
Attn: Billy Goolsby, P.E.

M/G O/G

Re: Texian Inn, 2300 Yale Blvd. S.E.
M-16, Grading Plan Changes.
BEI #6014-241

Dear Billy:

Attached you will find prints reflecting the grading plan changes as discussed in our meeting of 7/20/84.

If you have any questions, please contact me.

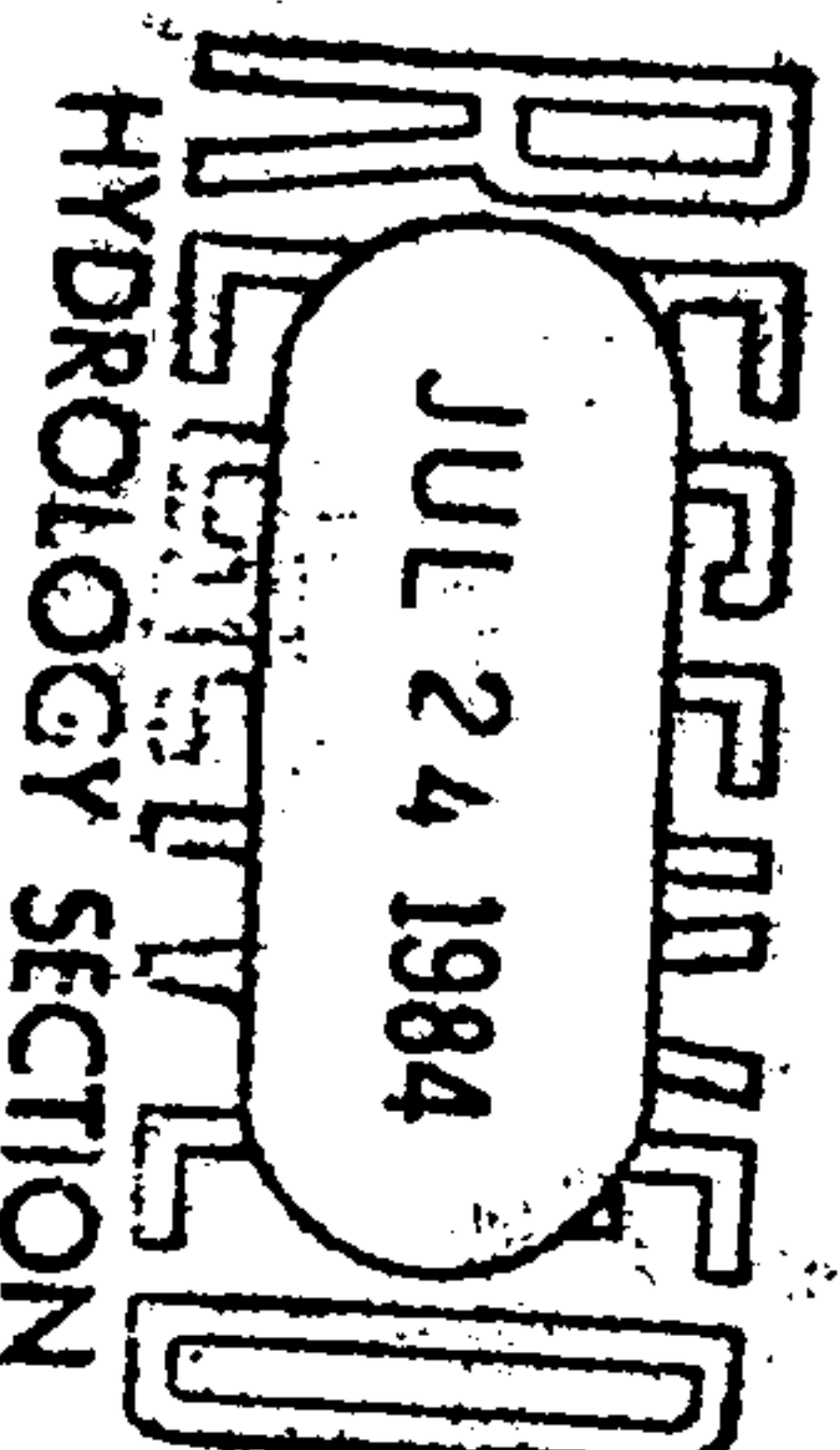
Sincerely,

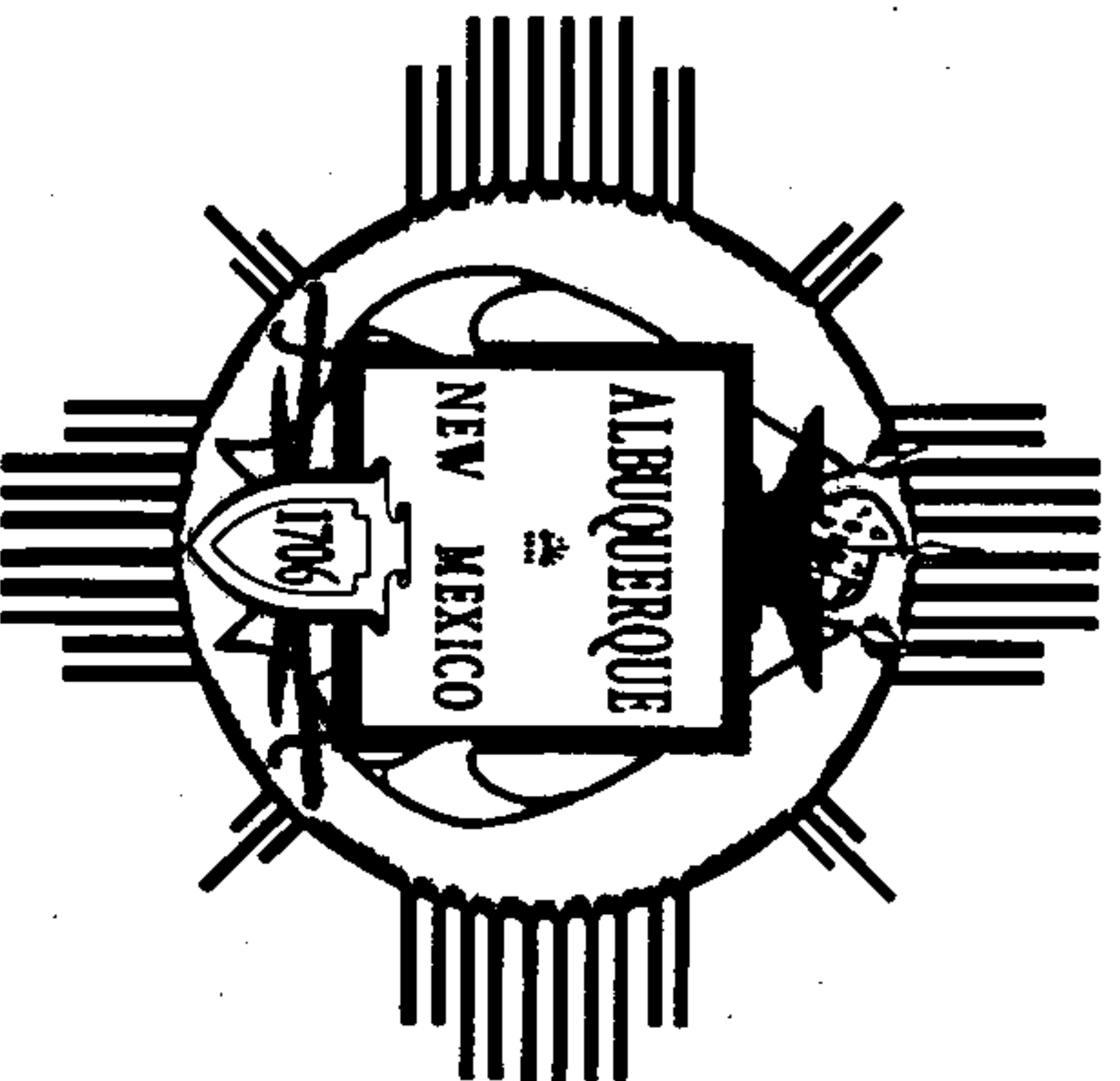
BOVAY ENGINEERS, INC.

Mark Goodwin

Mark Goodwin, P.E.

MG:trc





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

August 8, 1984

Mr. D. Mark Goodwin
Bovay Engineers, Inc.
P.O. Box 30068
Albuquerque, New Mexico 87190

RE: REVISION OF GRADING & DRAINAGE PLAN FOR TEXIAN INN (M-16 D-19)
RECEIVED JULY 24, 1984.

Dear Mr. Goodwin:

The above revision, dated July 23, 1984, is approved.

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

An erosion control plan for the period of construction should also be attached to this set.

If I can be of further assistance, please contact me at 766-7644.

Sincerely,

Carlos A. Montoya
Civil Engineer/Hydorlogy

CAM/cl

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Texian Inn ZONE 115 Room Motor Inn FILE #: M-16-D-19

LEGAL DESCRIPTION: Lot 1A and 1B, Blk. 2, Airport Industrial Park

CITY ADDRESS: 2300 Yale Blvd. SE,

ENGINEERING FIRM: Bovay Engineers, Inc. CONTACT: Stephen Fritz

ADDRESS: P.O. Box 30068 PHONE: (505) 884-0700

ADDRESS: Alb., N.M. 87190

OWNER: Texian Partners, Ltd. CONTACT: Larry Gibbons

ADDRESS: 1635 NE Loop 410, Suite 603 PHONE: (512) 828-6868

ADDRESS: San Antonio, Texas 78209

ARCHITECT: Jerry Theis & Assoc. CONTACT: Jerry Theis

ADDRESS: 1635 NE Loop 410, Suite 507 PHONE: (512) 828-8111

ADDRESS: San Antonio, Texas 78209

SURVEYOR: Energy Company Services CONTACT: Al Krausietz

ADDRESS: P.O. Box 13029 PHONE: (505) 296-2777

ADDRESS: Alb., N.M. 87192

CONTRACTOR: Undetermined CONTACT: N/A

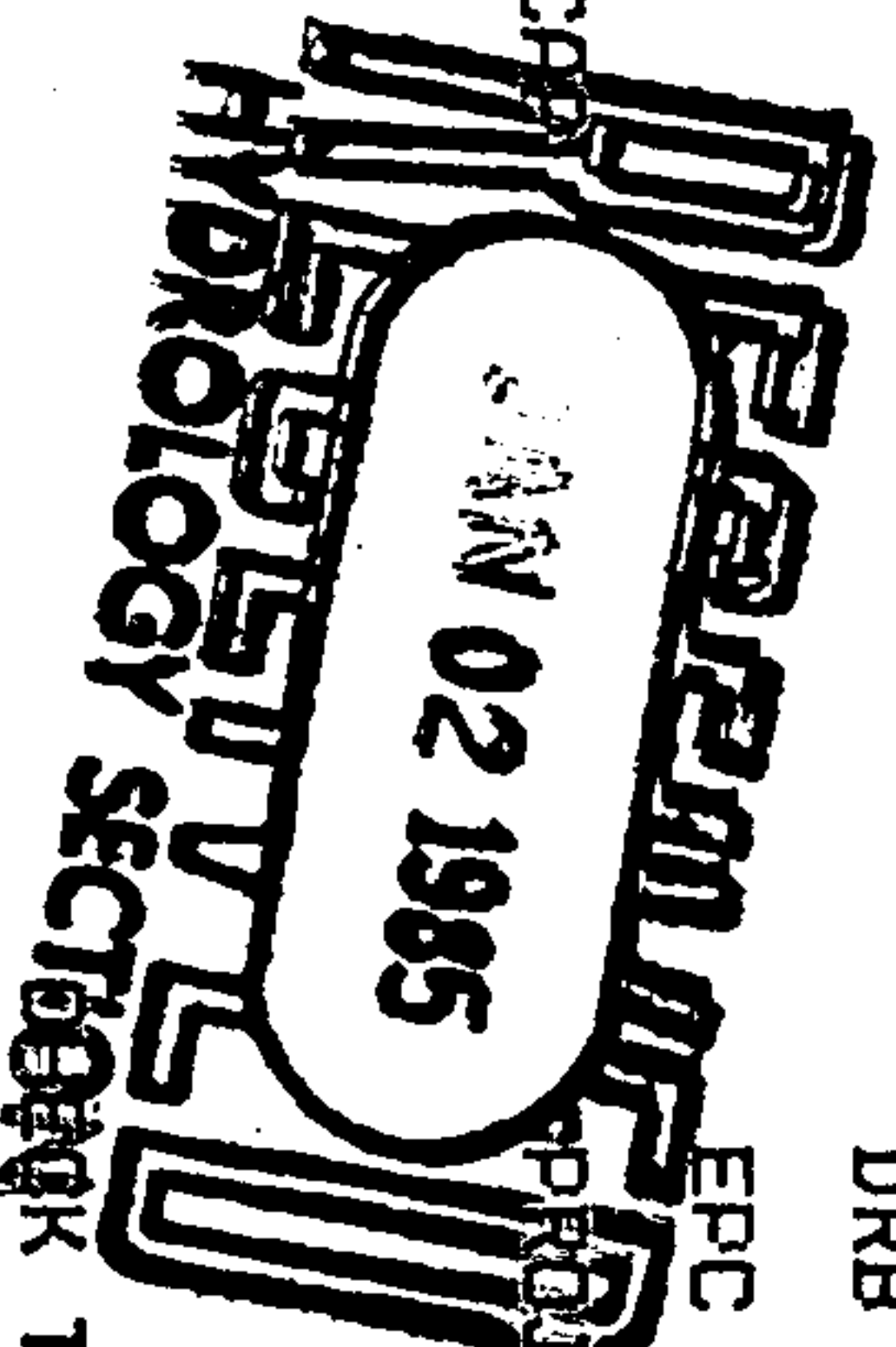
ADDRESS: N/A PHONE: N/A

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE RECORD SHEET PROVIDED



DRB NO. _____

EPC NO. _____

APPROV. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

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 Modified Drainage (Specify)

Plan

DATE SUBMITTED: 1/2/85

BY: Mike Morshuis (for Stephen Fritz)



BOVAY ENGINEERS, INC.

HOUSTON • SPOKANE • BATON ROUGE
AUSTIN • ALBUQUERQUE • WASHINGTON, D. C.

December 31, 1984

Mr. C. Duwayne Sheppard
City Engineer
City of Albuquerque
P. O. Box 1293
Albuquerque, New Mexico 87103

Re: Texian Inn (M16-D19)
BEI #6014-239

Dear Mr. Sheppard:

Please find enclosed one copy of Drawings C-1 and C-2 which comprises a revised Drainage Plan submitted for the Texian Inn. These plans were previously approved by your staff on May 17, 1984.

in lieu of
per Stephen
Fritz
phoned 1/21/85
2:05 pm.

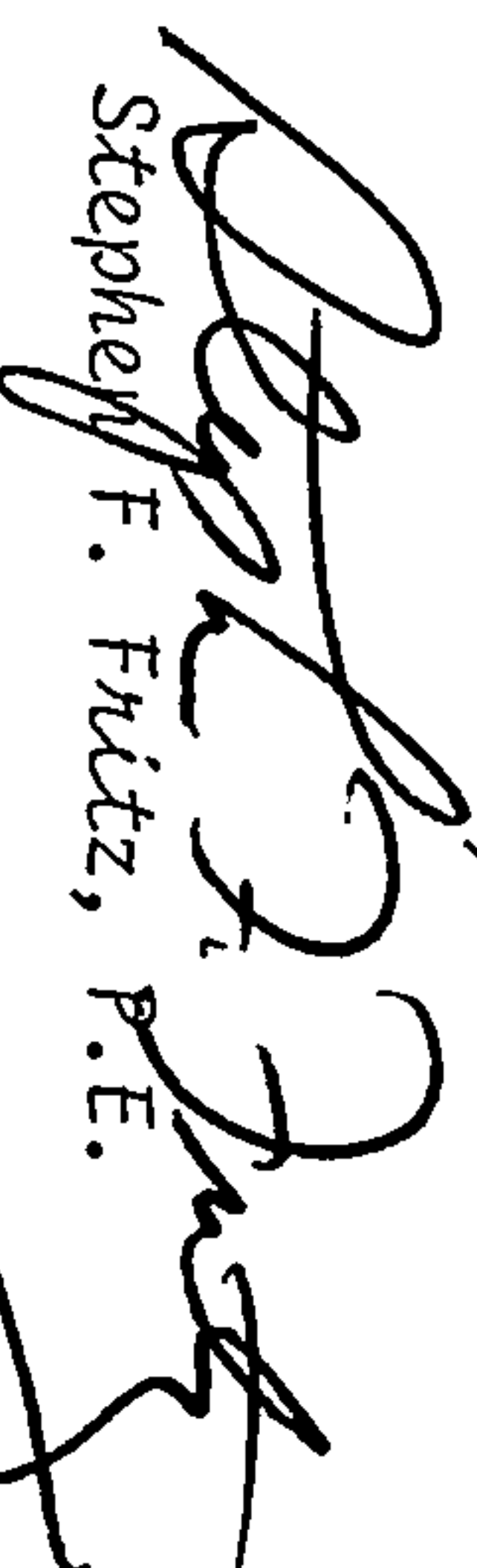
Jerry Theis & Associates, Inc., the Project Architects, wants to use turf stone concrete slope paving along the eastern property line. We have enclosed a copy of the cut-sheet for the turfstone. Pavestone Company, regional manufacturer of "UNI-GREEN" turfstone, states that it can be installed on a 1.5:1 slope with no special treatment such as pinning being required.

We have modified our drawings and are submitting them for your review and approval.

If you have any questions, please don't hesitate to call.

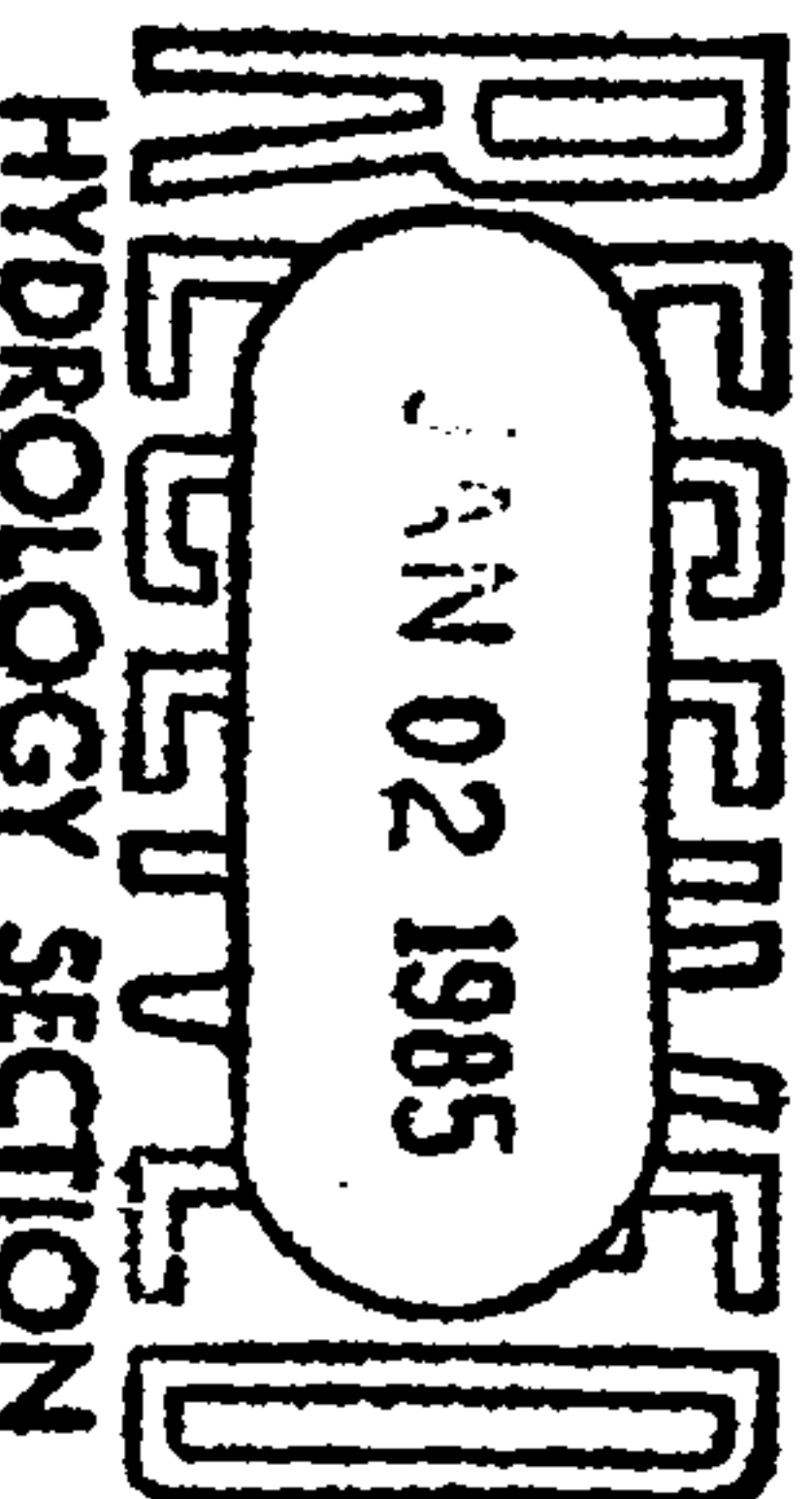
Sincerely,

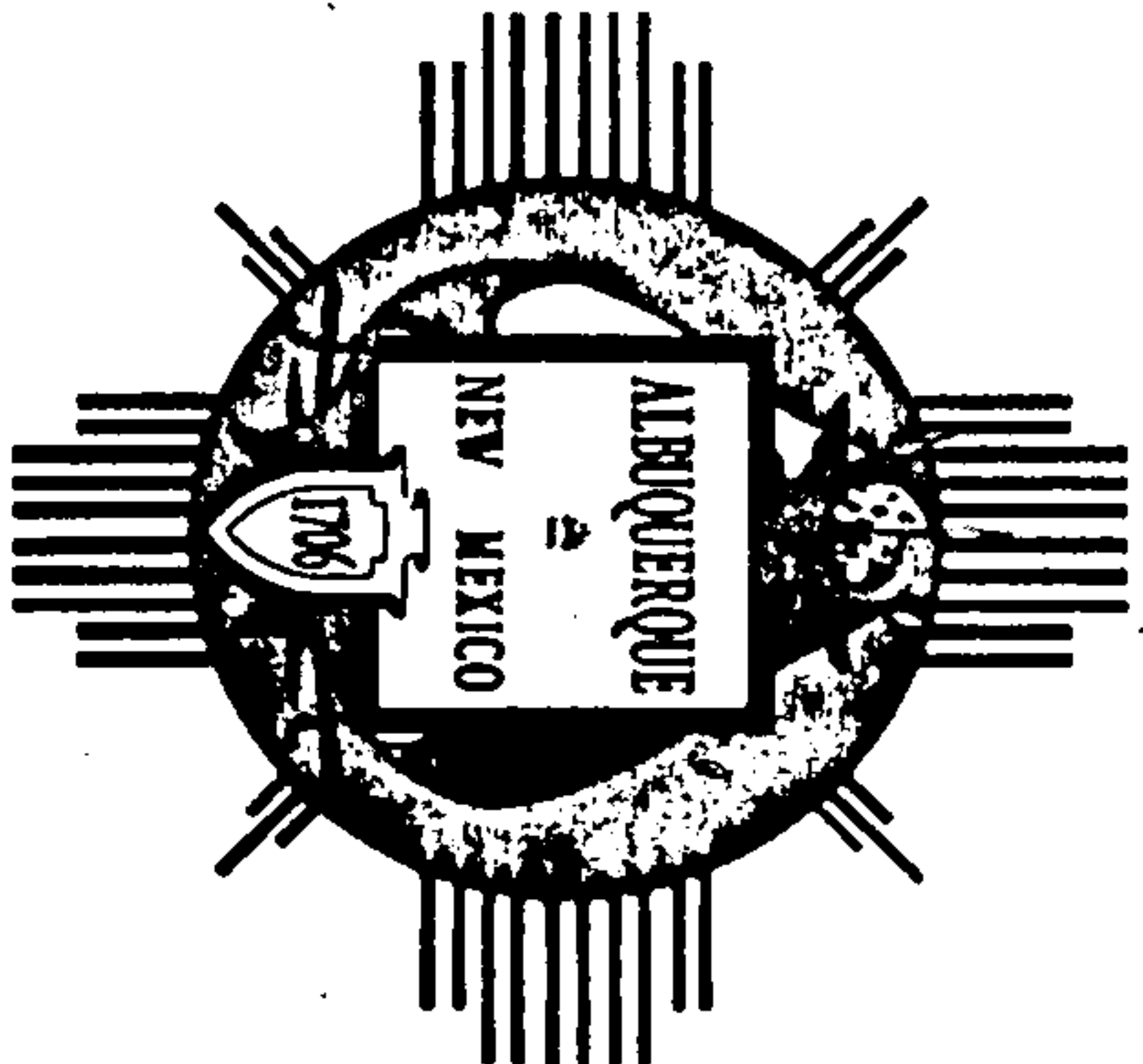
BOVAY ENGINEERS, INC.


Stephen F. Fritz, P.E.

SFF:kh

cc: Henry Cortinas





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

January 16, 1985

Mr. Stephen Fritz
Bovay Engineers, Inc.
P.O. Box 30068
Albuquerque, NM 87190

REF: DRAINAGE REPORT FOR TEXIAN INN (M16-D19) RECEIVED JANUARY 2, 1985

Dear Stephen:

The above referenced plan, revision dated December 28, 1984, is approved.

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

If I can be of further assistance, please call me at 766-7644.

Sincerely yours,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

September 13, 1985

Mr. Bill J. Goolsby
Municipal Development Department
City of Albuquerque
123 Central N.W.
Albuquerque, New Mexico 87102

Re: Texian Inn Drainage Plan
Zone Atlas M-16

Dear Mr. Goolsby:

The Texian Inn site improvements are in the final stages of completion. At this time however, we request that a conditional certificate of occupancy permit be issued for 30 days. By that time all site improvements shall be complete.

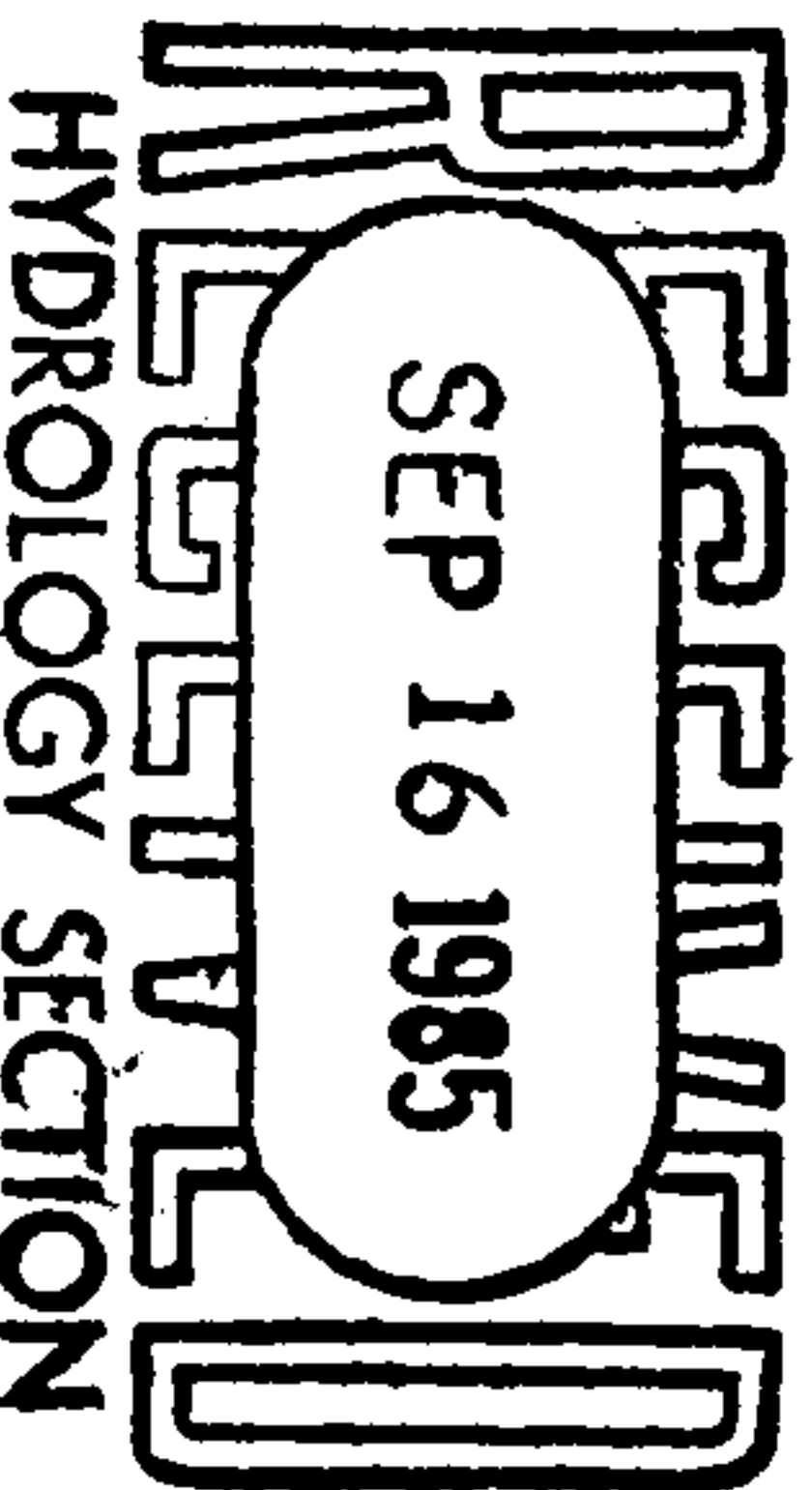
There is some concern from Richard Duran, the City Inspector, regarding an omitted retaining wall. As Contractor on this project we were advised by the Owners to omit the retaining wall along the south property line pending resolution between Texian and the adjacent property Owner. This matter will be resolved within the 30 day period.

Sincerely,

Babenco Development

Robert Hanson

SGW:RH:trc



DRAINAGE INFORMATION SHEET

PROJECT TITLE: TEXIAN LUN ZONE ATLAS/DRNG. FILE #: M-16 D-19

LEGAL DESCRIPTION:

CITY ADDRESS: 1300 YALE BLVD S.E.

ENGINEERING FIRM: BOUAY ENGINEERS INC. CONTACT: SARA BLASSON/KECK WILLIAMS

ADDRESS: 3125 CAELUSLE BLVD N.E. PHONE: 884-0700

OWNER: TEXIAN PARTNERS LTD CONTACT: WILLIE MAZEE

ADDRESS: SAN ANTONIO, TEXAS PHONE: 512-828-6888

ARCHITECT: JOEY THOS & ASSOCIATES CONTACT: KEVIN BAEKER

ADDRESS: SAN ANTONIO, TEXAS PHONE: 512-828-8412

SURVEYOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

CONTRACTOR: BARBENCO DEVELOPMENT CONTACT: ED BARBENCO

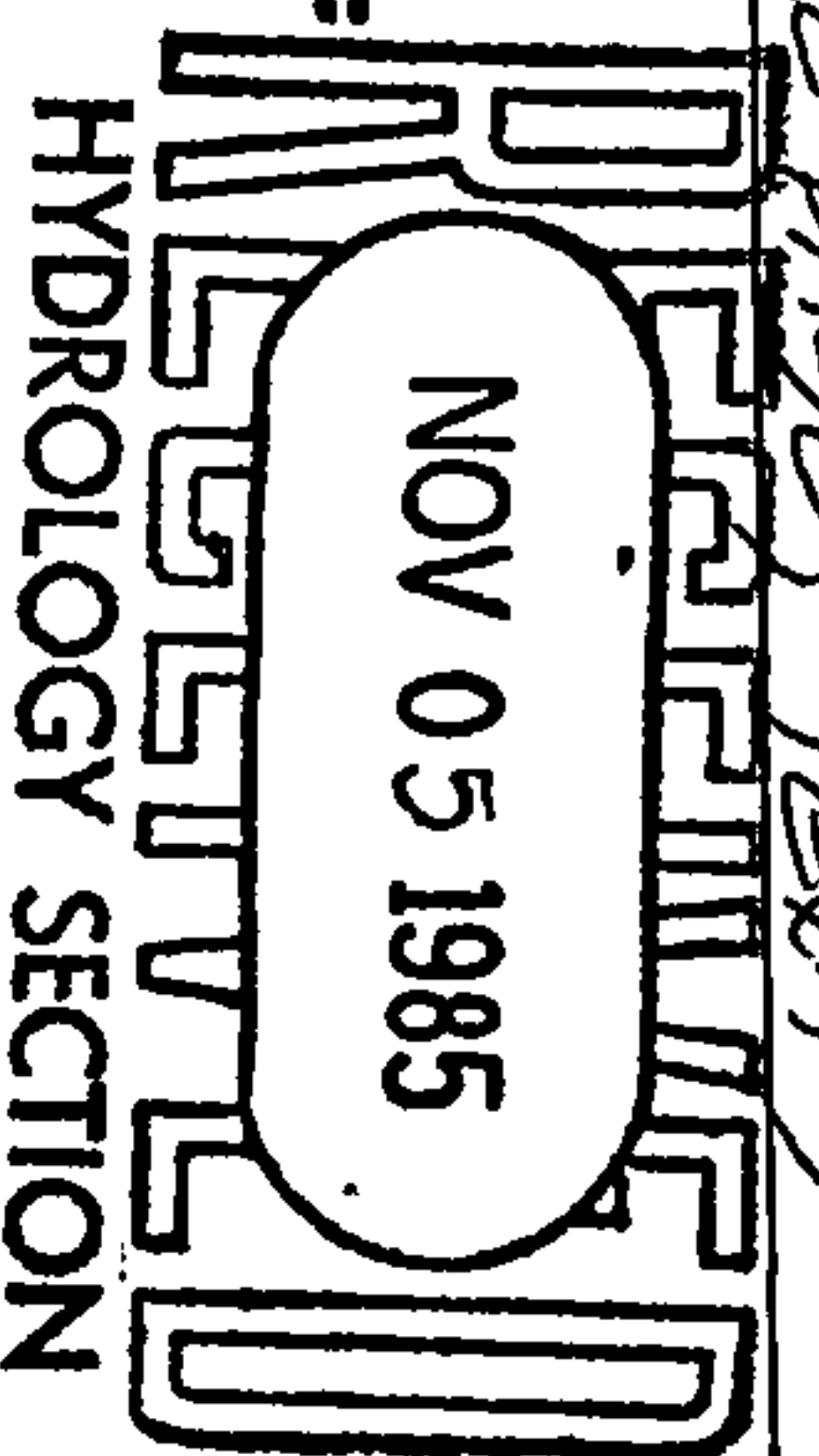
ADDRESS: EL PASO, TEXAS PHONE: _____

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

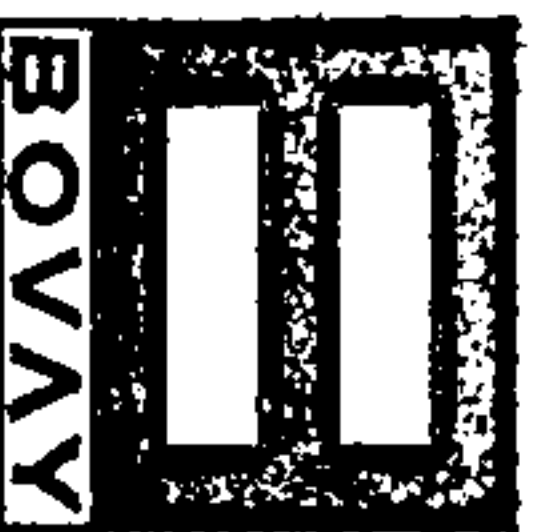
☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☒ OTHER (SPECIFY)
REQUEST OF RICHARD DEAN

DATE SUBMITTED: NOVEMBER 5, 1985

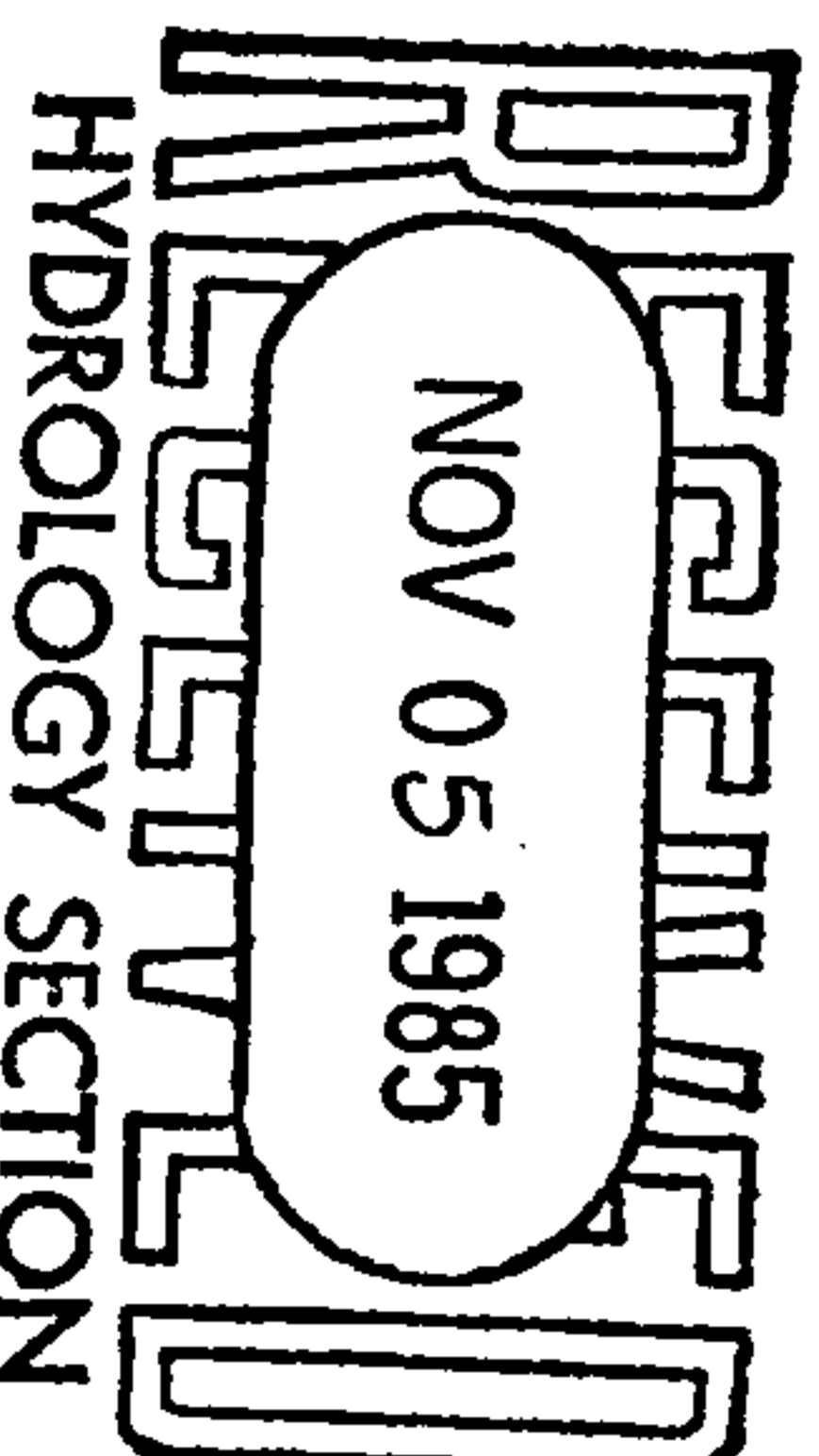
BY: Donna Walden City Inspector
DRAINAGE PLAN PREVIOUSLY
APPROVED MAY 17, 1984.



BOVAY ENGINEERS, INC.

HOUSTON • SPOKANE • BATON ROUGE
AUSTIN • ALBUQUERQUE • WASHINGTON, D. C.

November 5, 1985



Mr. Bill J. Goolsby, P.E.
City of Albuquerque
Design Hydrology Section
123 Second St. N.W.
Albuquerque, New Mexico 87102

Re: Texian Inn
(M16-D19)
BEI 6014-239

Dear Mr. Goolsby:

This is to inform you of proposed action to obtain a final certificate of occupancy for Texian Inn at 2300 Yale S.E. A temporary certificate of occupancy was issued September 13, 1985. It is our understanding this has been extended to allow the following modifications.

The retaining walls at the South property line that are shown on the approved drainage plan (May 17, 1984) were omitted by the contractor. There is presently about a three foot elevation difference in the southeast portion of the site between Airport Inn and Texian Inn as shown on the enclosed drawing. The ground slope is approximately 1:1.

We propose to advise our client to install four inch concrete slope paving in this area to stabilize the slope. This will not change the general drainage pattern on the site. See the attached drawing for section and location of the slope paving.

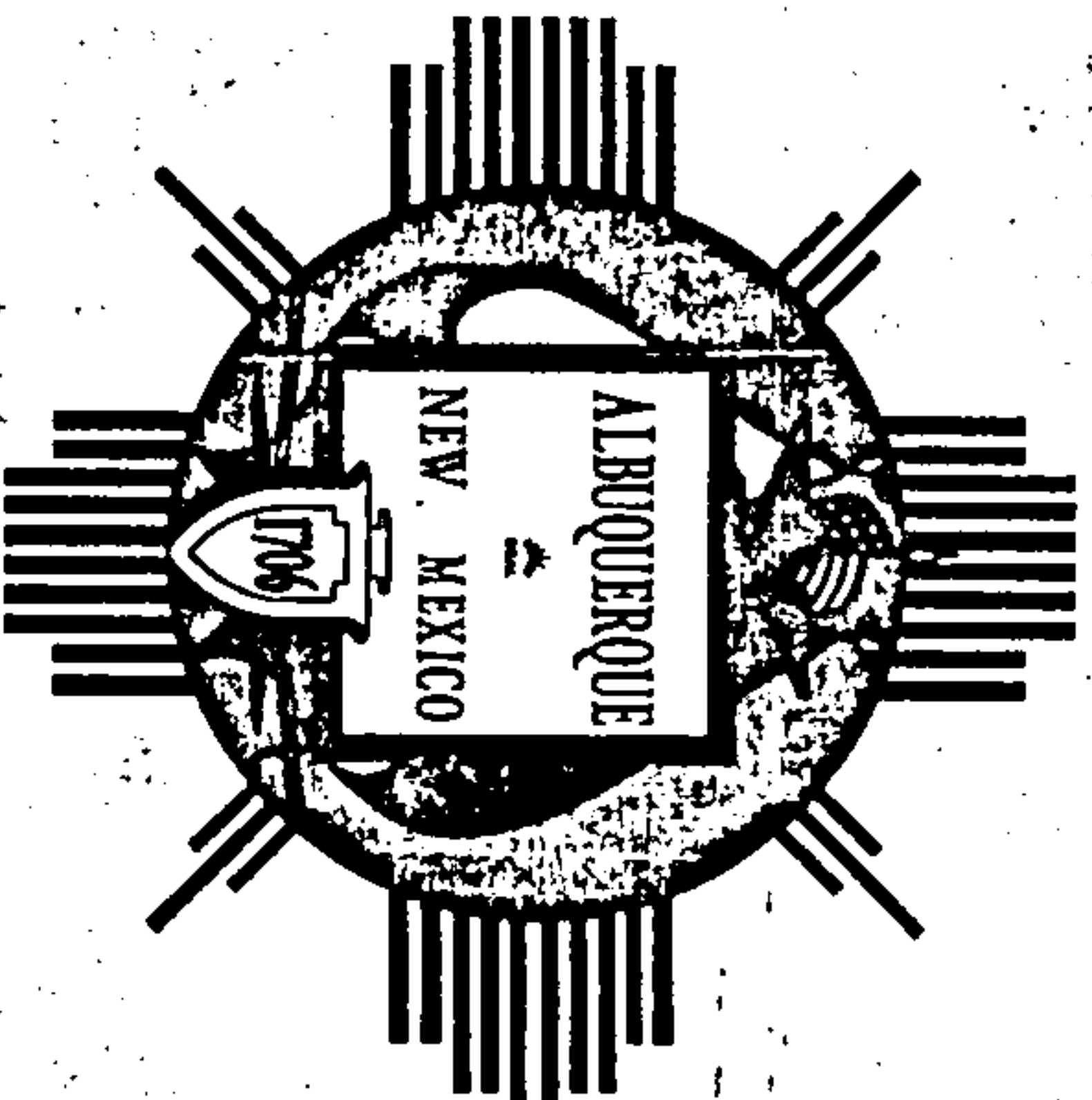
We request your early approval of this modification to the drainage plan in order that the final certificate of occupancy can be issued. Please contact me if you need further information.

Sincerely,

BOVAY ENGINEERS, INC.

Richard T. Williams, P.E.

RTW:trc



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

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

November 27, 1985

Mr. Rick Williams
Bovay Engineers, Inc.
3125 Carlisle Boulevard NE
Albuquerque, NM 87190

REF: REVISED DRAINAGE PLAN FOR TEXIAN INN (M16/D19) RECEIVED 11/5/85

Dear Mr. Williams:

The above referenced plan dated November 5, 1985, is approved for the request of acquiring Certificate of Occupancy.

Upon completion of the proposed construction, please contact this office for final inspection and sign-off for the C.O.

Should you have any questions or comments, please call me at 766-7644.

Cordially,


Billy J. Goolsby, PE
Civil Engineer/Hydrology

BJG:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

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

ENGINEERING DIVISION

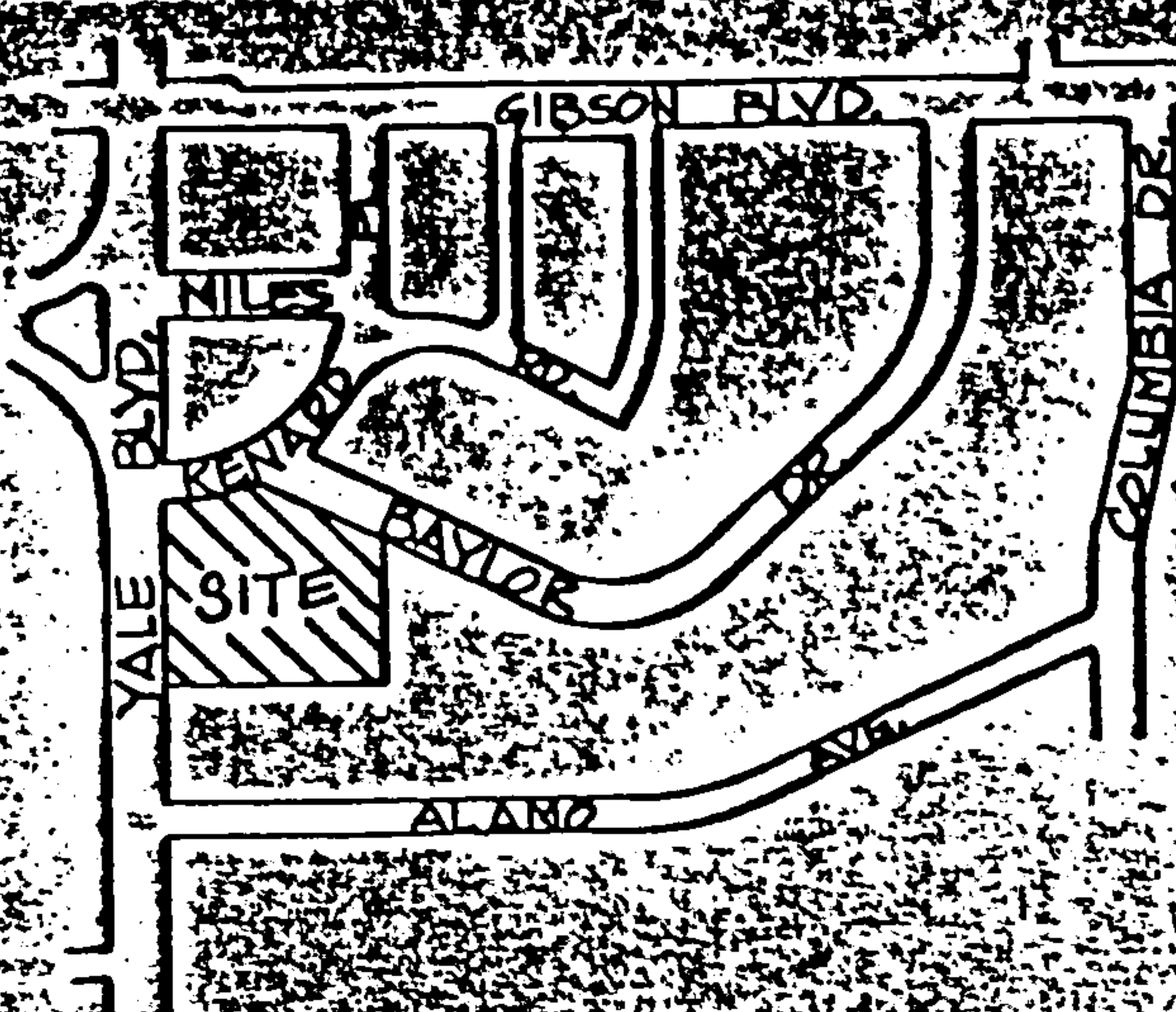
Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

CITY OF ALBUQUERQUE

DICK SALAS

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY



VICINITY MAP

(ZONE ATLAS M-16)

SCALE: 1"=800' APPROX.

LEGAL

AIRPORT INDUSTRIAL PARK, BLOCK 2, LOT 1A & 1B

AS SHOWN ON SHT. 2 OF 3, THE FOLLOWING PRIVATE STORM DRAINAGE FACILITIES ARE BEING CONSTRUCTED WITHIN CITY OF ALBUQUERQUE RIGHT-OF-WAY: 5 CITY STANDARD SIDEWALK CULVERTS. (SEE ATTACHED CITY STD. DWG. K-16-1)

NOTICE TO CONTRACTOR

1. An excavation/construction permit will be required before beginning any work within City right-of-way. An approved copy of these plans must be submitted at the time of application for this permit.
2. All work detailed on these plans to be performed, except as otherwise stated or provided hereon, shall be constructed in accordance with "Contract Documents for Public Work Contract No. 84-1"
3. Two working days prior to any excavation, contractor must contact Line Locating Service, 765-1234, for location of existing utilities.
4. Prior to construction, the contractor shall excavate and verify the horizontal and vertical locations of all obstructions. Should a conflict exist, the contractor shall notify the engineer so that the conflict can be resolved with a minimum amount of delay.
5. Backfill compaction shall be according to ARTERIAL street use.

Okey, m

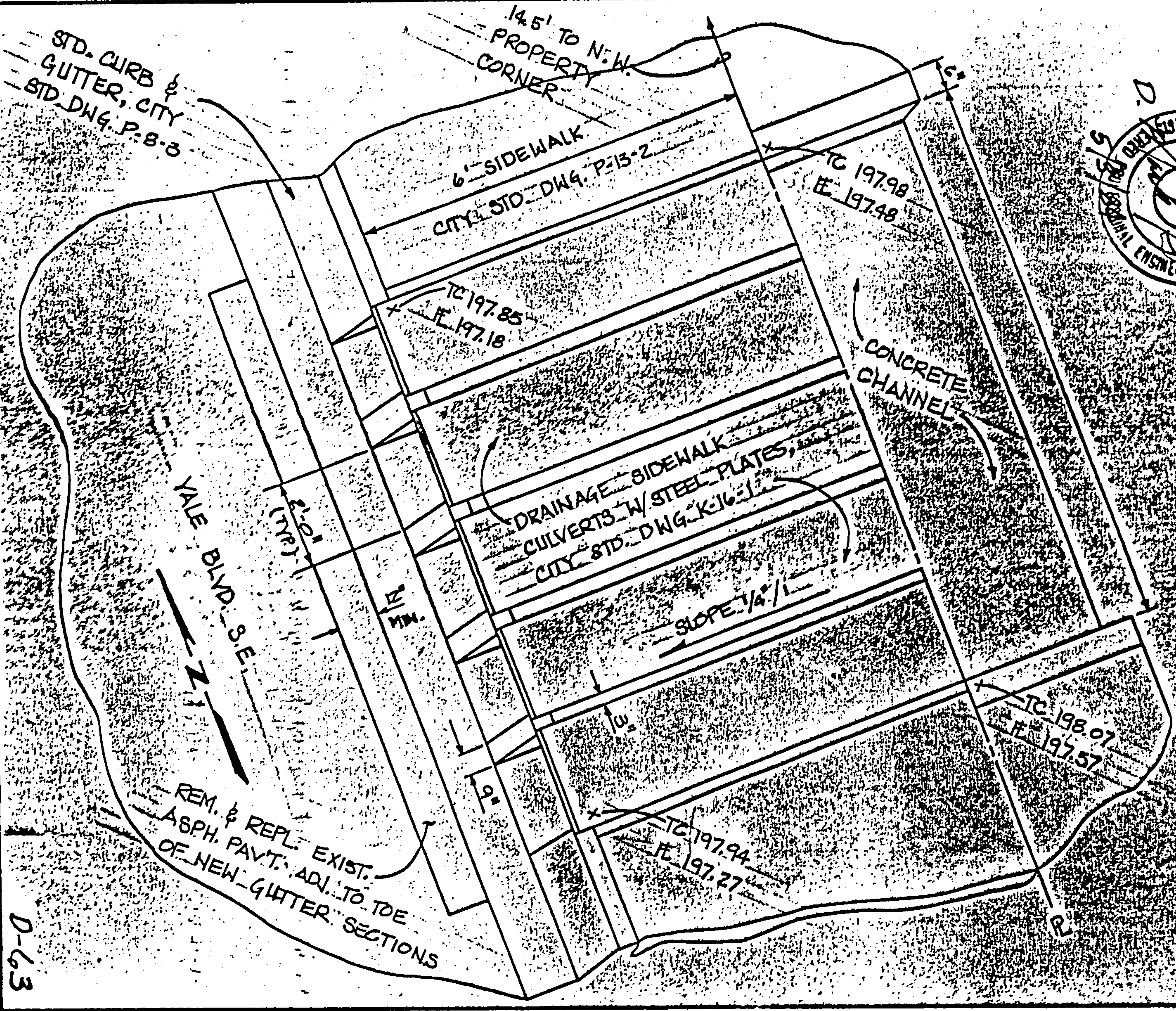
D-63

APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	<i>H.L. P...</i>	<i>5/4/85</i>	TEXIAN INN
INSPECTOR	<i>D. Salas</i>	<i>7-9-85</i>	115 ROOM MOTOR INN
A.C.E./FIELD	<i>W. J. Mc...</i>	<i>7-11-85</i>	2300 YALE BLVD. S.E. M-16-D19
			PERMIT NO 21374
			SHEET 1 OF 3*
			MAP NO M-16

CITY OF ALBUQUERQUE

DRAINAGE FACILITIES WITHIN CITY RIGHT-OF-WAY

BENCH MARK 5-15-ACS-1974
 CHISELED IN CONCRETE CURB;
 N. SIDE OF GIBSON BVD S.E.
 APPROX. 0.25 MILES N. OF INTERSECTION
 W/ YALE BVD S.E. EL. 5152.588 MSL.



APPROVALS	NAME	DATE	TITLE:
A.C.E./DESIGN	A. Allen	5/4/84	TEXAN INN
INSPECTOR	W. J. McLawrence	7-9-85	115 ROOM MOTOR INN
A.C.E./FIELD	W. J. McLawrence	7-11-85	2300 YALE BVD. S.E.
			PERMIT NO. 21374
			SHEET 2 OF 3
			MAP NO. M-16

D-63