

## COMPUTATIONS



KEN SCHULTZ  
MAYOR

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 14, 1989

Mrs. Flora Millfelt  
900 Ortega Road N.W.  
Albuquerque, New Mexico 87114

S.A.D. 208

#1675

RE: COUNTRY SQUIRE SUBDIVISION - DRIVEPAD REQUIREMENTS

Dear Mrs. Millfelt,

This missive is to serve as formal notice that you must follow the ordinances and procedures of the City of Albuquerque in general and particularity in references to sidewalks and drive pads. Please be aware that you must acquire the approval of Traffic Engineering for the location of a drive pad, that you must apply for and pay for the necessary drive pad, excavation, staking and other permits as required by your construction, and that the construction must conform with the standards established by the City of Albuquerque.

A review of the City files concerning the Country Squire Subdivision indicates that a temporary sidewalk variance was approved by the City. The terms of that variance approval were never completed by the applicant. Therefore, the construction of the sidewalk which had been delayed until the last possible moment of the S.A.D. 208 construction contract was accomplished.

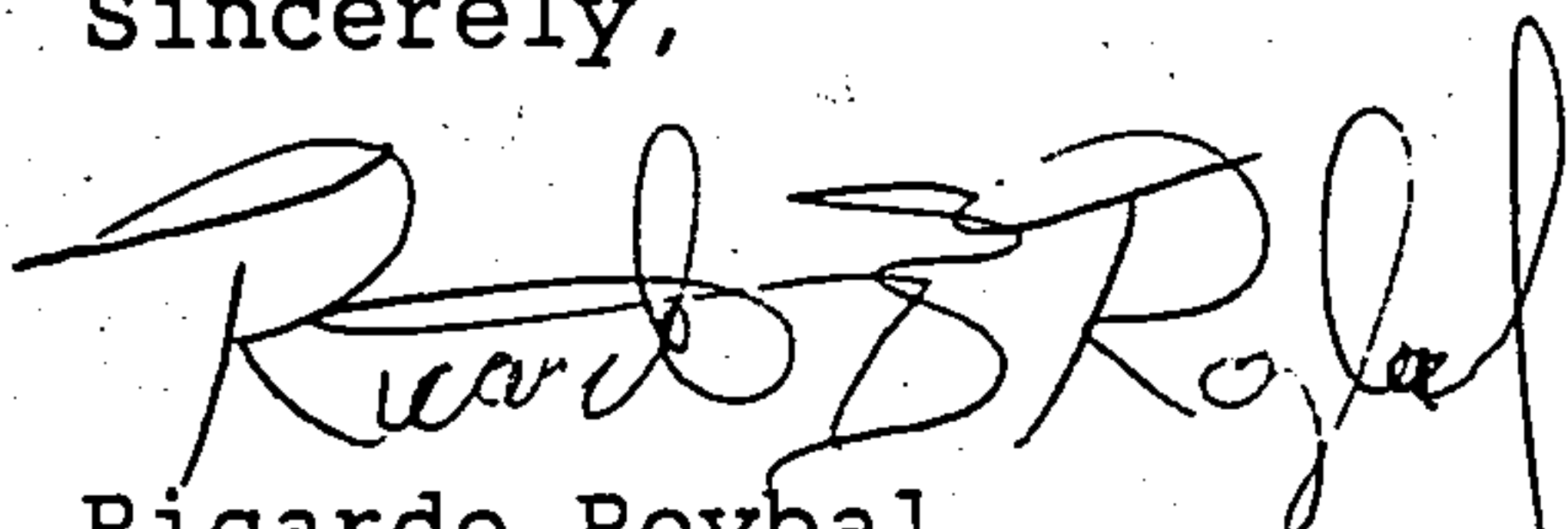
There is no indication that a drive pad design variance was ever requested nor received. If you have any documentation of such please sent it to this office for review. If there had been a design variance approved, it would not preclude the permit and permit fee requirements.

The enclosed letters from the City's files indicate considerable concern for the question of timely sidewalk placement. It is clear that sufficient notice was given, that a variance was approved by the City, that the City held back on the placement of the sidewalk, and that the applicant failed to complete the findings (conditions) of the temporary variance of the sidewalk ordinance.

Therefore, without further documentation, provided by yourself you are to comply with the City's standards and ordinance. All drivepads placed that are out of compliance must be removed and replaced promptly.

If you have any questions, please contact me at 768-3623.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ricardo Roybal", with a long vertical line extending downwards from the end of the signature.

Ricardo Roybal  
Construction Coordinator

cc: George Selvia, Director, P.W.D.  
Mark Shoesmith, Assistant City Attorney  
Ray Chavez, Street Department  
Walter Nickerson, Assistant Director Engineer  
Russel Givler, Assistant City Engineer  
Roger Green, Senior Civil Engineer  
Della Gallegos, Project Administrator  
Becky Sandoval, Permit Specialist  
Darlene Saavedra, Administrative Aide II  
Flavio Vigil, Contractor



WMM  
1675

Rick P. RT



Jon O.

City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

cc: HRO  
Freddy  
Cassidy  
Will  
Kenne

owner  
Subsequently  
placed this appeal  
place sidewalks  
Rick

MAYOR  
Harry E. Kinney

CHIEF  
ADMINISTRATIVE OFFICER  
Frank A. Kleinhenz  
March 2, 1984

HRO  
Bill  
Rc  
RECEIVED  
MAR 08 1984  
SPD-  
208

Ms. Flora Millfelt  
900 Ortega Road,  
Albuquerque, New Mexico 87114

REF: SV-84-6 Larry Vigil, agent for Flora Millfelt, requests a Sidewalk Variance for Alvera Avenue, Rhonda Avenue, Shone Avenue, Jennie Avenue and 93rd Street, located between Blazick Street and 94th Street, S.W., Country Squire Subdivision. (M-9)

could not handle  
(in time)

CITY ENGINEER

Dear Ms. Millfelt:

At the meeting of the Development Review Board on February 28, 1984, a decision on your request for a temporary variance from the provisions of the Sidewalk Ordinance for the above-referenced property is as follows:

FINDINGS:

1. An agreement between the City and the developer with financial assurances satisfactory to the City must be executed stating that sidewalks will be constructed for any developed lot prior to occupancy.
2. Upon completion of 50 percent of the lot dwellings, the remainder of the sidewalks will be constructed.

THEREFORE, BE IT RESOLVED THAT SV-84-6, a temporary variance from the Sidewalk Ordinance requirements is approved subject to the above Findings.

If you have any further questions, please do not hesitate to call me at 766-7422.

Sincerely,

Gene Mares

Gene Mares, Chairman  
Development Review Board

cc: Larry Vigil, 900 Ortega Road, 87114  
City Engineering  
Zoning Hearing Examiner  
Traffic Engineering  
Transportation

MUNICIPAL DEVELOPMENT DEPARTMENT

Jack E. Leaman, City Planner

PLANNING DIVISION

Telephone (505) 766-7422

AN EQUAL OPPORTUNITY EMPLOYER



811 DALLAS, N.E. • ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

RR  
11/25/84  
PNM  
80  
A.U.  
File 1675

10762  
January 12, 1983

Mr. Larry Vigil  
Larry Vigil & Son  
General Contractors  
906 Ortega N.W.  
Albuquerque, NM 87114

Re: Country Squire Subdivision

Dear Mr. Vigil:

I have had numerous conversations with utility companies to try to get service at the above mentioned project site. I have succeeded in getting the Gas Company to install service lines within the subdivision however, PNM will not install lines until you pay them the full deposit. Mountain Bell will not install lines until PNM has installed their lines. It is to your advantage to pay this deposit. If the utility lines are not installed prior to paving, it will be necessary to make pavement cuts on at least 35 lots within the subdivision. PNM will charge you for these pavement cuts. In addition, the appearance of the subdivision will suffer. We will continue with the construction schedule as planned, regardless of whether utility lines are placed prior to paving.

In regards to the sidewalk, it is also to your advantage to get a sidewalk deferral. The sidewalk will then be constructed at building permit time. The reason for this sidewalk variance, which you must make clear to the City of Albuquerque, is that a large portion of it will have to be removed to construct driveways. It is not my responsibility to obtain a deferral. It would be to your financial advantage to accomplish this deferral immediately.

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

Sincerely,

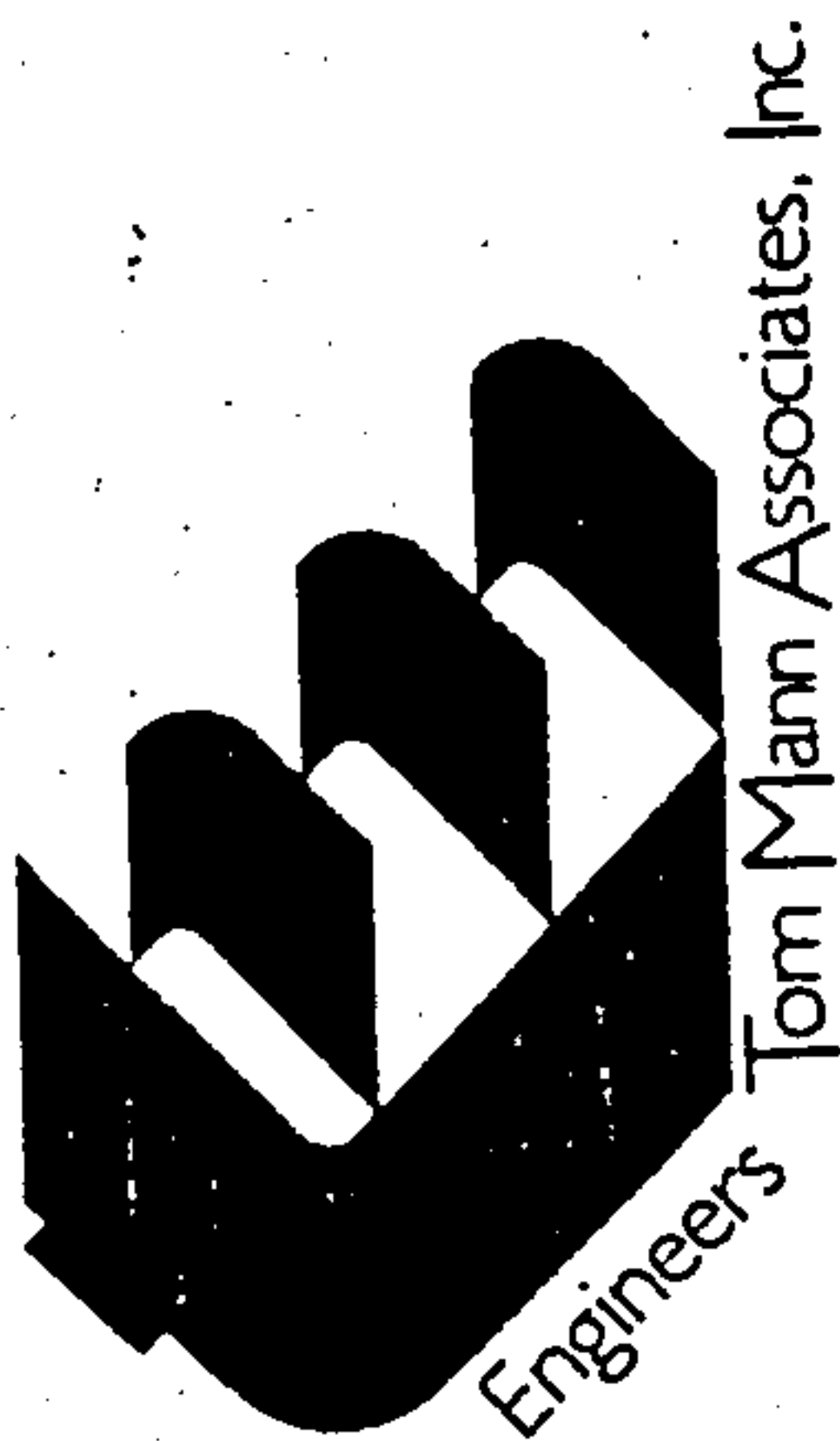
TOM MANN & ASSOCIATES, INC.

*Steven K. Schroll*

Steven K. Schroll  
Project Engineer

SKS:kl  
cc: Rick Roybal  
Jim Hicks





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10762  
March 14, 1984

Mr. Larry Vigil  
Larry Vigil & Sons  
906 Ortega Road N.W.  
Albuquerque, NM 87114

Re: Special Assessment District No. 208  
Country Squire Subdivision

Dear Mr. Vigil:

This letter is in regards to the sidewalk variance you are trying to obtain. It is my understanding that you appeared before the Development Review Board (DRB) at the City of Albuquerque on February 28, 1984, and that the DRB granted a variance contingent upon the developer posting a bond. Despite my efforts to urge you to obtain this variance back in January, we have decided to allow you until March 16, 1984, at 5:00 p.m. to provide us with proof that you have met all City requirements. If I am not notified by that time, I will order the contractor to complete the sidewalk. The contract completion date is April 28, 1984. —This leaves little time for sidewalk construction.

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

Sincerely,

TOM MANN & ASSOCIATES, INC.

*Steven K. Schroll*

Steven K. Schroll  
Project Engineer

SKS:ra

cc: Flora Millfelt  
Rick Roybal  
Jim Hicks  
Mike Esquivel

Larry Vigil



Tom Mann Associates, Inc.  
Engineers

811 DALLAS, N.E. ALBUQUERQUE • NEW MEXICO • 87110 • 505-265-5611

10762  
March 21, 1984

1675  
RR  
correct  
JO A.R.O.  
P.M.F.M.  
File

Mike Esquivel  
KNC  
P.O. Box 14627  
Albuquerque, NM 87191

Re: SAD 208

Dear Mike:

As per a conversation with Rick Roybal on March 21, 1984, sidewalk will be constructed as per plans in the Country Squire Subdivision.

Sincerely,

TOM MANN & ASSOCIATES, INC.

Steven K. Schroll  
Steven K. Schroll  
Project Engineer

SKS:ra

cc: Jim Hicks  
Larry Vigil  
Flora Millfelt  
Rick Roybal ✓