PUBLIC WORKS/HYDROLOGY

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Gilbert Aldez, P.E. &P.S.
County Floodplain Administrator
P. O. Box 1293
Albuquerque , N. M. 87103

RE HOLD HARMLESS AGREEMENT & VARIANCE REQUEST FOR LOT 11-A-2
IN BOSQUE DEL ACRES SUBDIVISION

The purpose of this letter is to provide the requested Hold Harmless Agreement and to request a variance from Flood Hazard Ordinance no. 88-46 and County Drainage Ordinance no. 90-6 for release of the building permitt on the referenced lot.The undersigned lot owner agrees to save the City of Albuquerque, County of Bernalillo and AMAFCA (The Agencies) harmless from any and all liability arising from the Agencies acceptance of building the referred structure below the base flood elevation per Firm panel 350002-0002 dated October 1983.

The undersigned lot owner feels there will be great hardships added to the developement of this property by building up a 4' pad above the ground. This is an expense he was not aware of when purchasing the property. The complete neighborhood is already developed with homes from 15 to 30 years old. None of these existing homes are built up at all, and this proposed home would look odd and have poor aesthetics. This would hinder the appraisel value for the financing, and even curb appeal if it was ever a resale home. The lot owner plans to build up the floor level 18" above the existing grade which will be a considerable amount higher than the existing neighborhood homes. At this time the lot owner has obtained a well permitt, a septic permitt (we excavated a 9' deep hole for the county to inspect), and purchased the land. If I had to sell the lot we would probably have to take a loss because of the flood plain rules.

Nothing proposed by the lot owner should increase flood heights in any way, or any area. This structure will have drainage away from it inall directions. There are some existing prodjects which have been started since 1983, and should elevate any threat of flood. The Cabezon Channel to the north and up the valley should have diverted the flood plain since the last maps were made. The new Alameda Crossing will more than likely serve as a levee and if called upon divert water back to the river. With these prodjects and my floor buildup the proposed home should be safe from flood.

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The owner agrees to perform routine maintenance as perscribed by the drainage plan. The owner acknowledges that the Agencies strongly recommend that the owner purchase flood insurance for this property.

The agreement and obligation of this letter of the owner as set forth herein shall be binding on the owner, his heirs, assigns and successors and on the owner's property and constitute covenants running with the owners property until released by the Agencies.

WITNESS its hand and seal this 17th day of December, 1992

Lot Owner Berk L Sparks Lot Owner _____

AKNOWLEDGEMENT FOR NATURAL PERSONS

STATE OF NEW MEXICO)
SS
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 17th day of December, 1992 by Berk L Sparks

OFFICIAL SEAL
RITA M. MARQUEZ
NOTARY PUBLIC - NEW MEXICO
NOTARY BOND FILED WITH SECRETARY OF STATE
My Commission Expires 12-19-95

Rita M Marquez
Notary Public

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
FILED FOR RECORD

92 DEC 17 AM 11: 36

92-30 PG 1843-1844

GLADYS M. DAVIS
CO CLERK & RECORDER
M. Lucero DEPUTY

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BERNALILLO COUNTY NEW MEXICO BUILDING PERMIT APPLICATION

10/14/92 C/ga

OWNER Rocky Sparks PHONE 899-8737 NO. 92-1009

MAILING ADDRESS 6124 Lamy N.W. ZIP 87120 MAP NO. B-14/~~A-1~~/D8

CONTRACTOR SAME- PHONE — VALUATION $ 10346.00

ADDRESS — ZIP — PERMIT FEE $ 270.24

STATE LICENSE NO. — EXP. DATE — VOLUME — CLASS — QP —

ARCHITECT/ENGINEER — LICENSE NO. — PHONE —

SITE ADDRESS/DIRECTIONS (10077 Bosque Circle N.W.) South of Alameda Blvd. 1100 on the west side of Bosque Cir.

LEGAL DESCRIPTION Tract 11-A-2, ~~Bosque Dell AC~~. SP-90-99

UNIFORM PROPERTY CODE NUMBER 1-014-065-258-333-10215

EXISTING BUILDINGS AND USE Vacant

STATE SPECIFIC USE OF BUILDING S.F.D.

BERNALILLO COUNTY USE ONLY:

Type of Construction I, II, III, IV (V) — 1 hr., HT (N) FR.
Occupancy Group A, B, E, H, I (M) (R)
Division (1) .1, 2, 2.1, (3) 4, 5

1 Story ~~2700~~ sf	@		=		PARK Dad (1) 194.00
2 Story 2164 sf	@	39.14	=	84,698.96	
Basement sf	@		=		3378 # @ .08 = $270.24
Garage 832 sf	@	18.92	=	16,573.44	$464.24
Other 382 sf	@	5.73	=	2188.96	
Total 3378 sf		Valuation	=	103,461.24	Max. Ht. of Structure ft.

PROPOSED YARD: (from property line to primary structure) Front 52'± ft. Rear 135'± ft. Right Side 65'± ft. Left Side 30'± ft.

I have read this application and agree that the above is correct. I agree to comply with the requirements of the BERNALILLO COUNTY UNIFORM BUILDING CODE. I waive my right to require the inspector to possess a search warrant before he enters the premises to inspect the building covered by this permit, however, I waive this right only on the following conditions: The inspector must be approved by the General Construction Board, the inspection must be made at reasonable times for the purpose of determining whether the work or building or structure or premises complies with the BERNALILLO COUNTY UNIFORM BUILDING CODE. I understand that the issuance of this permit shall not prevent BERNALILLO COUNTY from requiring compliance with the provisions of the BERNALILLO COUNTY BUILDING CODE.

I propose property improvement or use as noted above and agree to comply with the requirements of the County Zoning Ordinance. I understand the granting of a permit does not abrogate or annul any private restrictions. I certify that the attached plan is complete and correct.

I hereby waive any requirement that BERNALILLO COUNTY must check construction plans in connection herewith in its office. I realize that the designated agent (building inspector) for BERNALILLO COUNTY may check any construction or plans during construction at the job site to determine compliance with the provisions of the BERNALILLO COUNTY UNIFORM BUILDING CODE.

IF APPROVED, CONSTRUCTION MUST BE STARTED WITHIN SIX MONTHS FROM DATE OF APPROVAL, AND NOT CEASE FOR A PERIOD OF OVER 180 DAYS OR THIS BUILDING PERMIT WILL BE CANCELLED.

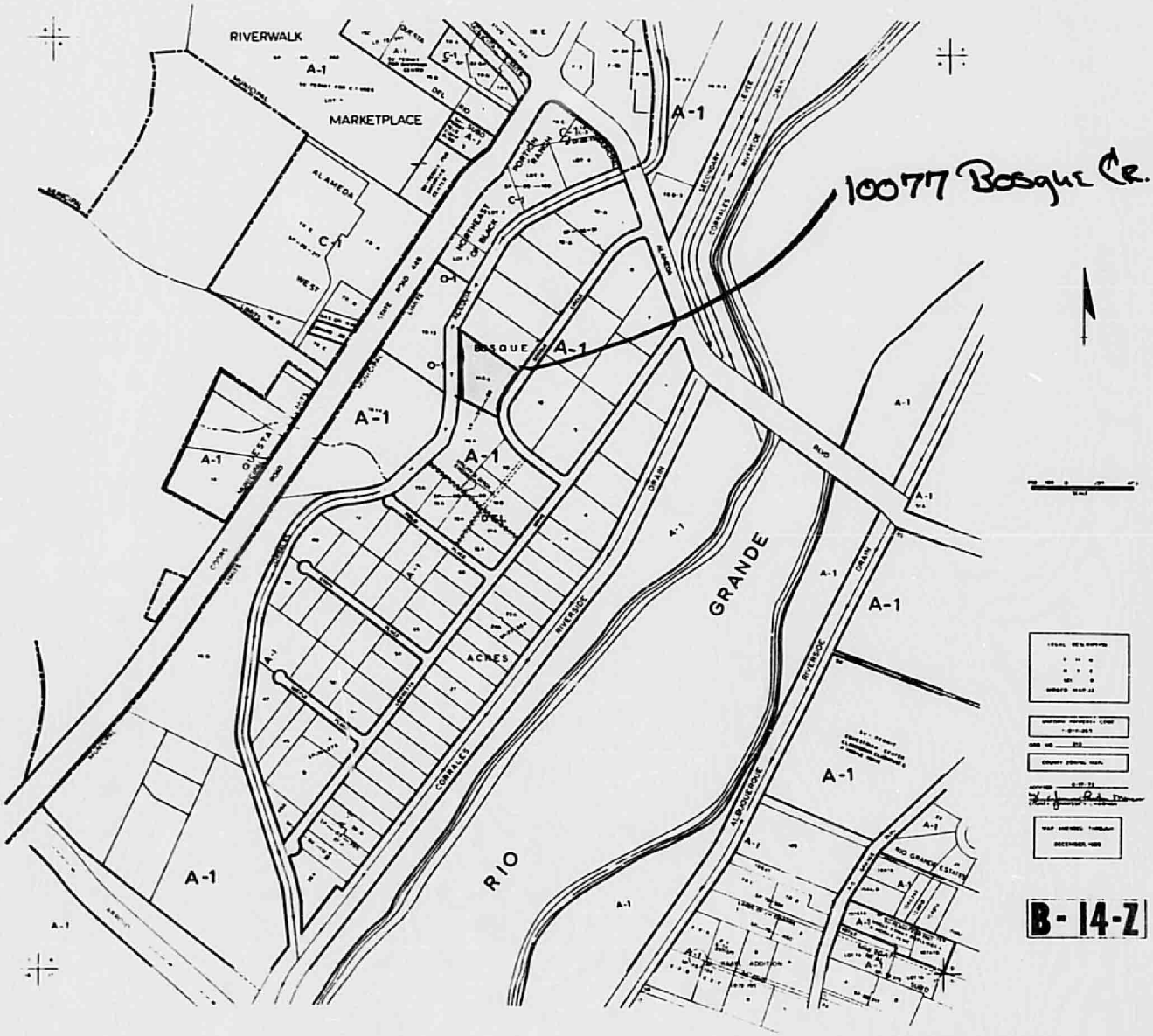
ZONING 10/14/92 SEPTIC PERMIT

BUILDING 10/14/92 TRUSS DETAILS

C/R

OWNER/AGENT x Rocky Sparks CONTRACTOR/AGENT

25 x 10



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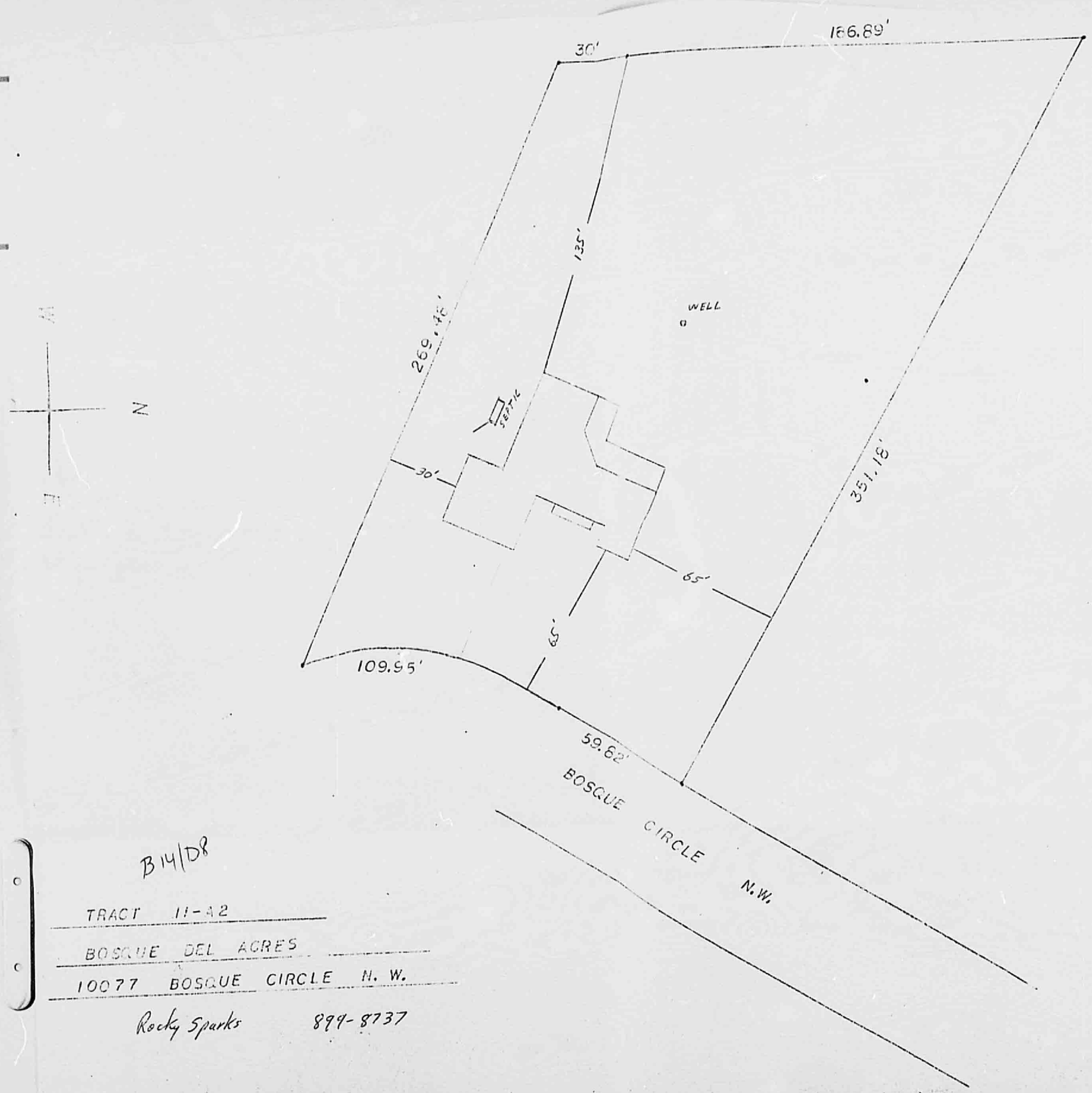

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TRACT 11-A2

BOSQUE DEL ACRES

10077 BOSQUE CIRCLE N. W.

Rocky Sparks 899-8737

25× 32× 25×

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