

CITY OF ALBUQUERQUE

Planning Department

David Campbell, Director



Timothy M. Keller

July 12, 2018

SHETH HEMANT & NEELA
9501 GLENDALE AVE NE
ALBUQUERQUE NM 87122

RE: SW corner of Eagle Rock & Ventura UPC # 102006425446220417

Dear Mr. & Ms. Sheth;

Based on a site visit on 7/11/18, the above referenced tract of land is currently undergoing and has been graded. Although this grading is not a violation of the City of Albuquerque Ordinance, the lot contains an arroyo which was disturbed at some point. By disturbing this arroyo it has made it unstable and could cause erosion and sediment to run into your neighbor's channels. We received a complaint from your neighbor; he is worried about the sediment, dirt and debris settling in the channels under his driveway blocking the flows and causing damage. If this was to occur you could be liable for the damages, since you allowed grading on your lot (at some point) disturbing the natural arroyo crossing this lot. I have included photos of your lot showing the progression of grading over the years; I have also provided a couple of paragraphs from the COA Drainage Ordinance so that you may be aware of this ordinance.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

According to The City of Albuquerque Drainage Ordinance, 14-5-2-1, § 14-5-2-12-B(2) which states "Construction, grading or paving on any lot within the jurisdiction of the city shall not increase the damage potential to upstream, downstream or adjacent properties or public facilities. Damages shall be defined as those caused by flooding from the 100-year design storm and all smaller storms and from erosion and sedimentation resulting from the ten-year design storm and all smaller storms" and §14-5-2-12-B(3) which states "During the period of May 1 through October 31, any grading within or adjacent to a facility that conveys a minimum of 50cfs or holds 2.0 acre-feet must provide for storm water control, erosion control, and the safe passage of the 10-year design storm runoff during the construction phase".

Prior to building permit approval a Grading & Drainage plan must be submitted to Hydrology and approved.

If you have any questions, please contact me at 924-3986 or by email at rael@cabq.gov.

Sincerely,

Rudy E. Rael, C.E., CFM
Engineer Assistant, Hydrology
Planning Department