

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

November 10, 2020

Dianna Nafus
Bear Claw Construction, LLC.
2949 Trevino Dr. SE
Rio Rancho, New Mexico 87124

RE: **Lot 2 Block 10 Unit 18 Volcano Cliffs**
6508 Picardia Pl. NW (S.A.D. 228)
Grading and Drainage Plan
Engineers Stamp Date 10/30/2020 (D10D0003P2)

Ms. Nafus,

Based upon the information provided in your submittal received 11/9/2020, this plan cannot be approved for Grading Permit until the following comments are addressed.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

- Provide the land treatment calculations; look at SAD228 requirements for this area.
- Show the 7' PUE in the rear yard. If a garden wall is built turn blocks should be provided 3" above finish grade.
- Provide a site map and label construction site..
 - Provide a statement that a pad certification is required before a Building Permit is released.
 - Provide a statement that the block fence requires a separate permit and the approved grading plan must be provided with the plan set and permit.
 - This area requires a grading permit, a pad certification and a C.O.

If you have any questions, please contact me at 924-3986 or Rudy Rael at 924-3977.

Sincerely,

Ernest Armijo, P.E.
Principal Engineer, Planning Dept.
Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (REV 6/2018)

Project Title: Sims Residence **Building Permit #:** BP2020-41025 **Hydrology File #:** _____
DRB#: _____ **EPC#:** _____ **Work Order#:** _____
Legal Description: * 002 010VOLCANO CLIFFS SUBD u18
City Address: 6508 Picardia Place NW 87120

Applicant: Bear Claw Construction, LLC **Contact:** Dianna Nafus
Address: 2949 Trevino Drive Se Rio Rancho NM 87124
Phone#: 505-620-0821 **Fax#:** _____ **E-mail:** BearClawNM@outlook.com

Other Contact: Daniel Sims **Contact:** Home Owner
Address: PO Box 65356 Albuquerque NM 87193
Phone#: 505-306-0236 **Fax#:** _____ **E-mail:** _____

TYPE OF DEVELOPMENT: _____ PLAT (# of lots) ☒ RESIDENCE _____ DRB SITE _____ ADMIN SITE

IS THIS A RESUBMITTAL? _____ Yes ☒ No

DEPARTMENT ☒ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that Apply:

TYPE OF SUBMITTAL:

____ ENGINEER/ARCHITECT CERTIFICATION
____ PAD CERTIFICATION
____ CONCEPTUAL G & D PLAN
☒ GRADING PLAN
____ DRAINAGE REPORT
____ DRAINAGE MASTER PLAN
____ FLOODPLAIN DEVELOPMENT PERMIT APPLIC
____ ELEVATION CERTIFICATE
____ CLOMR/LOMR
____ TRAFFIC CIRCULATION LAYOUT (TCL)
____ TRAFFIC IMPACT STUDY (TIS)
____ STREET LIGHT LAYOUT
____ OTHER (SPECIFY) _____
____ PRE-DESIGN MEETING?

TYPE OF APPROVAL/ACCEPTANCE SOUGHT:

☒ BUILDING PERMIT APPROVAL
____ CERTIFICATE OF OCCUPANCY
____ PRELIMINARY PLAT APPROVAL
____ SITE PLAN FOR SUB'D APPROVAL
____ SITE PLAN FOR BLDG. PERMIT APPROVAL
____ FINAL PLAT APPROVAL
____ SIA/ RELEASE OF FINANCIAL GUARANTEE
____ FOUNDATION PERMIT APPROVAL
☒ GRADING PERMIT APPROVAL
____ SO-19 APPROVAL
____ PAVING PERMIT APPROVAL
____ GRADING/ PAD CERTIFICATION
____ WORK ORDER APPROVAL
____ CLOMR/LOMR
____ FLOODPLAIN DEVELOPMENT PERMIT
____ OTHER (SPECIFY) _____

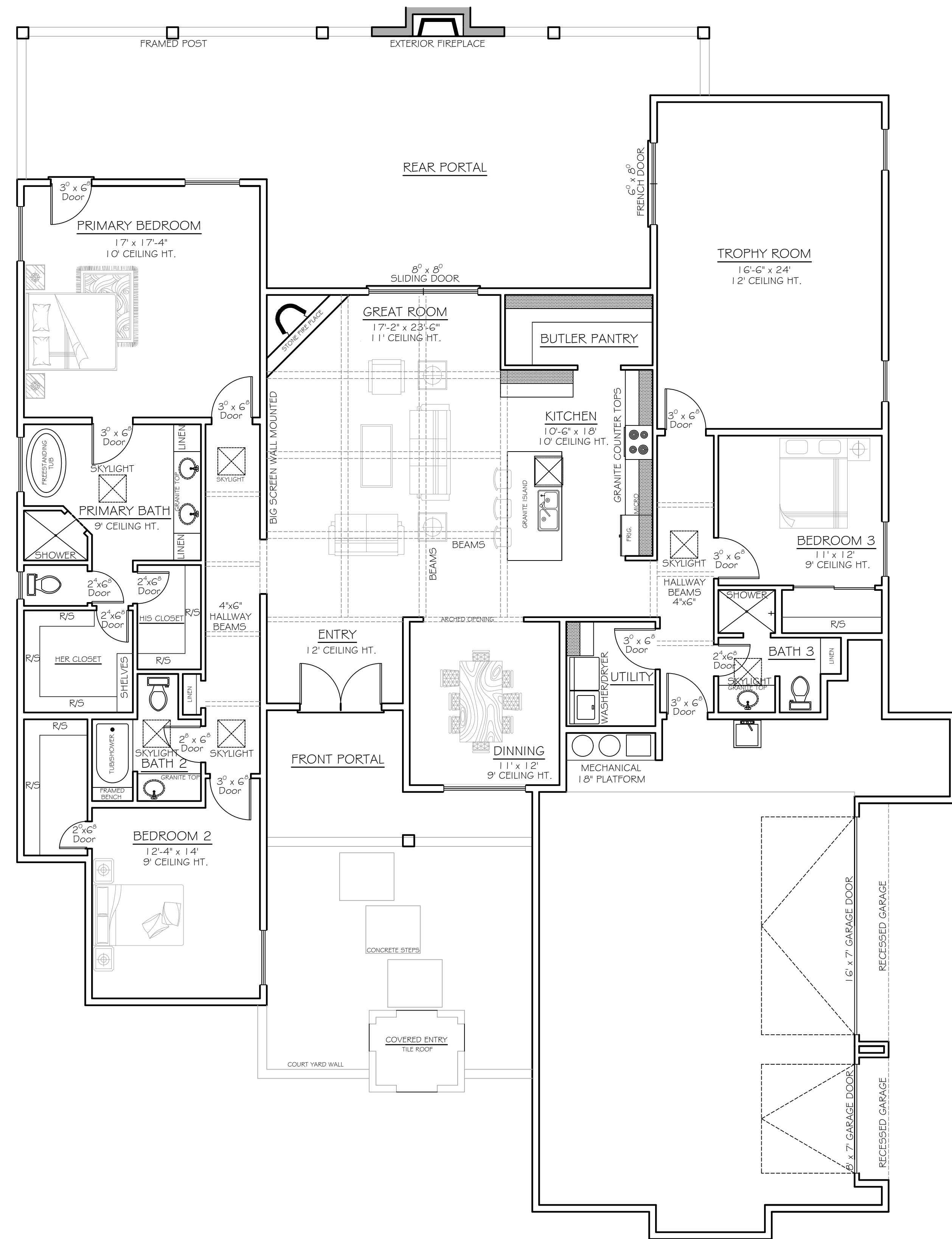
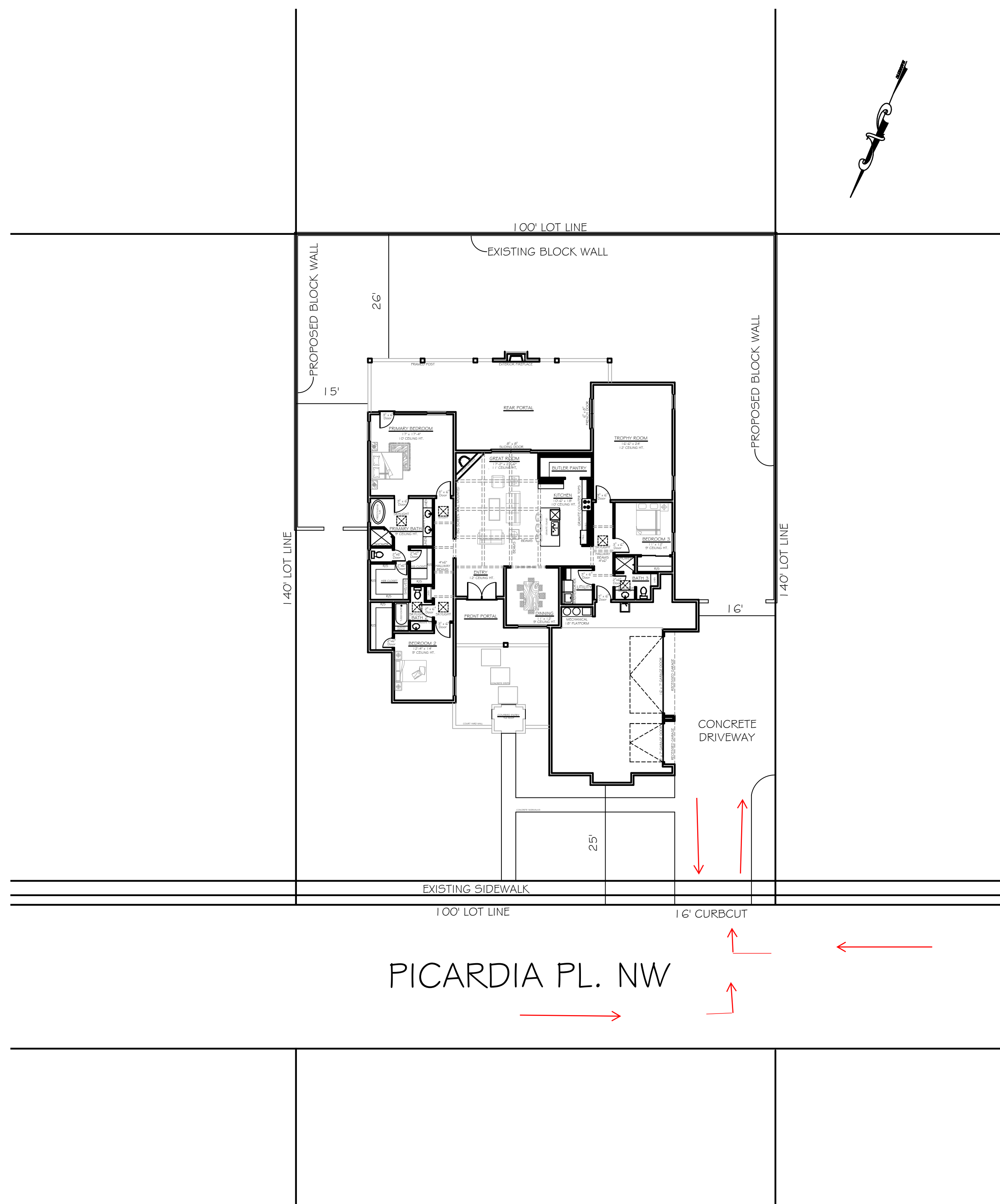
DATE SUBMITTED: 11/5/2020 **By:** Dianna Nafus

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

Plot Date 10/23/2020



FLOOR PLAN

$$\overline{1' = 3/16''}$$


PROPERTY ADDRESS
6508 PICARDIA PL NW