



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#: D10D0003p2 **EPC#:** _____ **Work Order#:** _____
Legal Description: Lot 2 Block 10 Unit 18
City Address: 6508 Picardia Place NW 87120

Applicant: Dianna Nafus, Bear Claw Construction, LLC **Contact:** Dianna
Address: PO Box 65356 Albuquerque NM 87193
Phone#: 505-620-0821 **Fax#:** _____ **E-mail:** BearClawNM@outlook.com

Other Contact: Daniel Sims **Contact:** _____
Address: _____
Phone#: 505-306-0236 **Fax#:** _____ **E-mail:** _____

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

IS THIS A RESUBMITTAL? _____ Yes XX No

DEPARTMENT _____ TRANSPORTATION XX 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
- XX 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: 8/9/2021 **By:** Dianna Nafus

COA STAFF:

ELECTRONIC SUBMITTAL RECEIVED: _____

FEE PAID: _____

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

December 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)
Pad Certification Date 12/8/2020**

Ms. Nafus,

Based upon the information provided in your submittal received 11/24/2020, this plan is approved for Building Permit.

PO Box 1293

Please inform the builder/owner to attach a copy of this approved plan and this letter to the construction sets in the permitting process prior to sign-off by Hydrology.

Albuquerque

Reiterate to the Owner/Contractor that a separate permit for a garden/retaining wall must be obtained, with the approved G&D plan and Pad Certification. Also, let the owner/contractor know that if a pool is to be added in the future the G&D plan will need to be modified showing the location of the pool and the land treatment differences.

NM 87103

Prior to Certificate of Occupancy release, Engineer Certification per the DPM checklist of this plan will be required.

www.cabq.gov

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

Andrew C. Sutliff, NMPE 26129 12/8/20

TOP BACK OF CURB = ~~5335.51~~

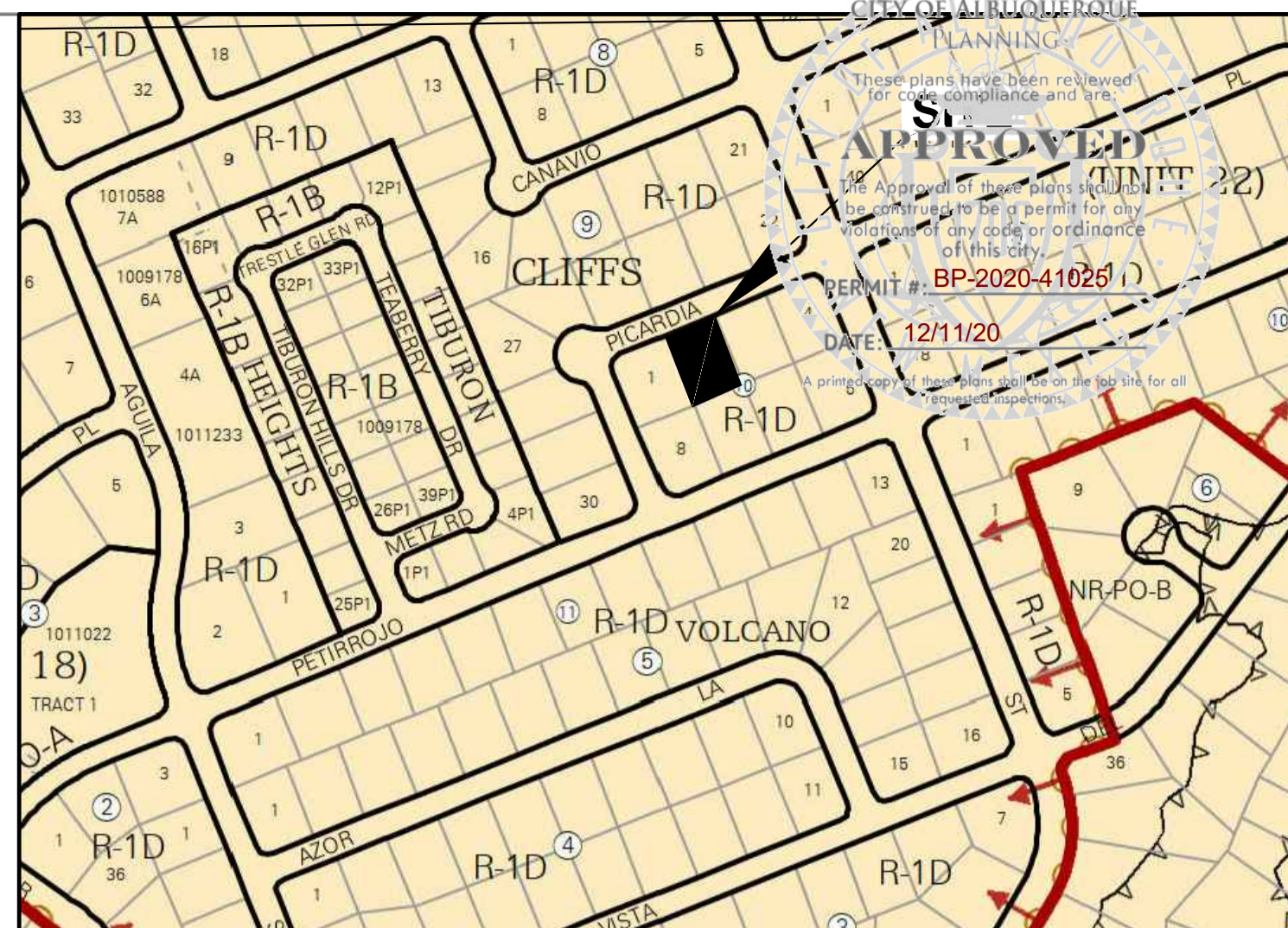
2-4" PVC
INV = ~~5335.55~~ 5335.80
INV OUT = ~~5335.45~~ 5335.70

WATER QUALITY	21
FLOOD CONTROL	0

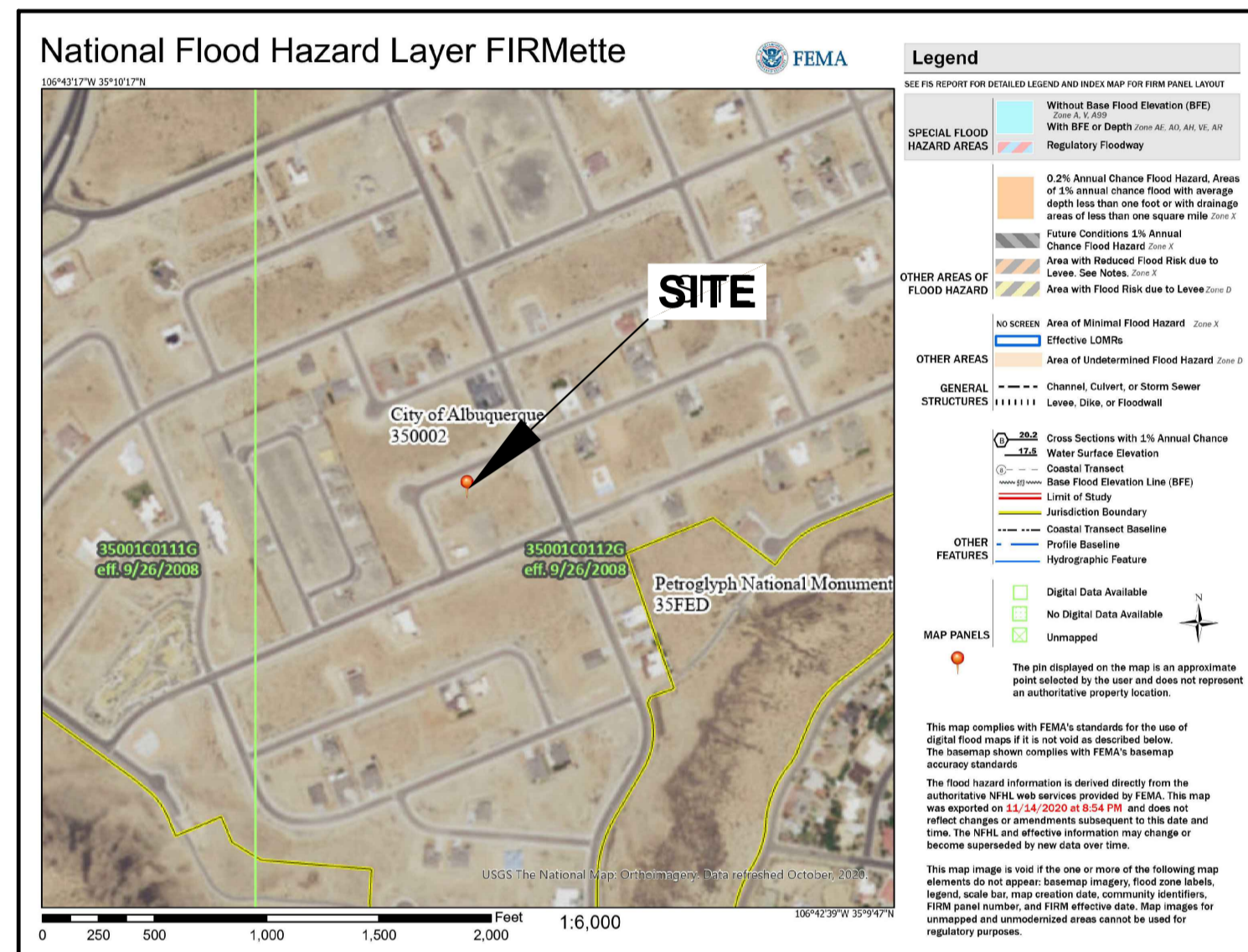
WEIGHTED E METHOD										100-Year, 6-hr			24 hour	
Basin	Area (sf)	Area (acres)	Treatment A % (acres)	Treatment B % (acres)	Treatment C % (acres)	Treatment D % (acres)	Weighted E IN.	Volume (ac-ft)	Flow cfs	Volume (ac-ft)				
SAD 228 ASSUMED	14000.00	0.32	0%	0	10%	0.032	40%	0.128	50%	0.160	1.448	0.038	1.13	0.042
PROPOSED	14000.00	0.32	0%	0	20%	0.064	37%	0.119	43%	0.138	1.352	0.036	1.07	0.041
COMPARISON												-0.002		-0.001

BUILD FIRST FLUSH POND
TOP = 5335.10
BOTTOM= 5334.10
PROPOSED VOLUME = 600 CU.FT.

PROPERTY ADDRESS AND DESCRIPTION PARCEL
6508 PICARDIA PL NW
002 010 VOLCANO CLIFFS SUBD UNIT 18



VICINITY MAP: D-10-Z



FIRM MAP

LEGAL DESCRIPTION:

LOT 02, BLOCK 10, VOLCANO CLIFFS UNIT 18

NOTES:

1. ALL SLOPES SHALL BE 3:1 MAX. AND GRAVEL OR NATIVE SEEDING PRIOR TO CO.

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE OF MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO THE RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATING ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.

Narrative

This site is within the SAD 228 Master Drainage plan boundaries. The site is to maintain existing patterns and drain to the adjacent lot west per the master drainage plan. The site does not exceed the SAD 228 developed conditions assumptions, therefore ponding is not required. Minor upland flow enters the site from the east and will be allowed to continue to the west. This plan is in conformance to the master drainage plan.

Notes:

1. SITE SHALL BE CLEARED AND GRUBBED OF EXISTING VEGETATION AND DEBRIS AS NECESSARY PRIOR TO EARTHWORK OPERATIONS.
2. IMPORT FILL MATERIAL AND EARTHWORK COMPACTION REQUIREMENTS SHALL MEET OR EXCEED CITY OF ALBUQUERQUE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION 2020 EDITION.
3. EXISTING UTILITIES ARE NOT SHOWN. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO EXCAVATION TO DETERMINE LOCATIONS OF UTILITIES. CALL 811 OR (505) 260-1990 AT LEAST TWO (2) WORKING DAYS PRIOR TO START OF EXCAVATION.
4. A PAD CERTIFICATION IS REQUIRED FOR THIS LOT
5. FENCE REQUIRE A SEPARATE PERMIT AND THE APPROVED GRADING PLAN MUST BE PROVIDED WITH THE PLAN SET AND PERMIT



REV:	DESCRIPTION:	BY:	DATE:
STATUS: CONSTRUCTION ISSUE			
<p>Andrew C. Sutliff, PE</p> <p>4442 Avenida Del Sol NE</p> <p>Albuquerque, NM, 87110</p> <p>(505) 307-6467</p>			
CLIENT: ANDREW C. SUTLIFF, PE (505) 306-0236			
ARCHITECT: ANDREW C. SUTLIFF, PE (505) 306-0236			
SITE: 6508 PICARDIA PL NW			
TITLE: GRADING AND SITE PLAN			
SCALE: AT 1:1 1"=10'	DATE: 11/18/20	DRAWN: AS	CHECKED: AS
PROJECT NO:	DRAWING NO:	REVISION:	
10			

From: support@cybersource.com
Sent: Wednesday, January 6, 2021 2:24 PM
To: bearclawnm@outlook.com
Subject: Order Confirmation



Receipt

Date: 06-01-2021

Order Number: CU71425893|None

Billing Information

Bear Claw Construction LLC
Dianna Nafus
2949 Trevino Drive SE
Rio Rancho
NM
US
87124

bearclawnm@outlook.com
15056200821

Payment Details

Electronic Check
Account Number: xxxxxx1179
Routing Number: xxxxx6606

Order Total

Total	\$3,552.44
amount	

Please keep a copy of this receipt for your records

CITY OF ALBUQUERQUE

Planning Department
Brennon Williams, Director



Mayor Timothy M. Keller

August 10, 2021

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

**Re: Lot 2 Block 10 SAD 228
Volcano Cliffs Subdivision Unit 18
6508 Picardia Pl. NW
Grading and Drainage Plan
Engineers Stamp Date 11/18/2020 (D10D003P2)
Pad Certification Date 12/8/2020
CO Certification Dated: 7/14/2021**

PO Box 1293

Ms. Nafus,

Albuquerque

Based on the Certification received on 8/10/2021, the site is not acceptable for release of Certificate of Occupancy by Hydrology. The following comments must be addressed before C.O. approval.

NM 87103

- Provide the CO language on the approved plan set with signature and date.
- Have all concrete removed in and around the site.
- Remove the dirt pile in the ponding area.
- Provide the gravel for the ponding areas and any swales.
- Driveway and sidewalk formed but not poured.

www.cabq.gov

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

Online Payments

Receipt

RETAIN THIS COPY FOR
YOUR RECORDS

March 23, 2021

Received on behalf of:

Dianna Nafus - CU71425893

Receipt Number: R288313

Received Date: January 06, 2021

Payment Amount: \$3,552.44

Reference Number: 6099682406216175

Description	Invoice	Authorization #	Tracking #	Tax Paid	Amount Paid
Impact: Police-Citywide			121433393		\$58.00
Impact: Parks-Trails			121433393		\$49.00
Impact: Parks-OpenSpace			121433393		\$449.00
Impact: Fire-Citywide			121433393		\$133.00
Impact: Parks-NW			121433393		\$902.00
Impact: Storm Drain-NW			121433393		\$714.56
Permit Fee			121433393		\$1,196.88
Certificate of Occupancy			121433393		\$50.00
				Total:	\$3,552.44

Tax Registration #:

Cash Handling Area/ Cybersource Online

Receipting Office:

Payment Method: Credit Card

AS-BUILT PAD SURVEY

- SURVEYOR'S CERTIFICATION:**

Christopher A Medina
CHRISTOPHER A. MEDINA, NMPLS NO. 15702

DEC. 08, 2020

DATE

