

F19/432

1/24/96 subd. cert 1/25/96 - 4

AL 0712

~~4244~~

LA

NE.

87109

F21/1026E -

# IMPORTANT MESSAGE

FOR Dolores

DATE 9/30 TIME 150 A.M.  
P.M.

WHILE YOU WERE AWAY

M Mike Stevens

OF Gary Bitner

PHONE NO. 345-4250

|                 |   |                  |  |
|-----------------|---|------------------|--|
| TELEPHONED      | / | RET'D YOUR CALL  |  |
| PLEASE CALL     | / | URGENT           |  |
| WILL CALL AGAIN |   | WANTS TO SEE YOU |  |

MESSAGE F-21 JMMC  
East parking  
lot

SIGNED [Signature] F21/1026C

5084-4809

CAMPUS

Doris

from  
to Home

company

SEP/61

Ryans

BURKHART  
Pet. Balmitt

# RYALS engineering & construction services

5301 Central Ave. NE • Suite 913 • Albuquerque, New Mexico 87108  
(505) 256-4701

January 24, 1996

Mr. Bernard Montoya  
City Hydrology Department  
City of Albuquerque  
PO Box 1292  
Albuquerque, New Mexico

RE: Bear Canyon Compound - Grading Certification

Dear Mr. Montoya:

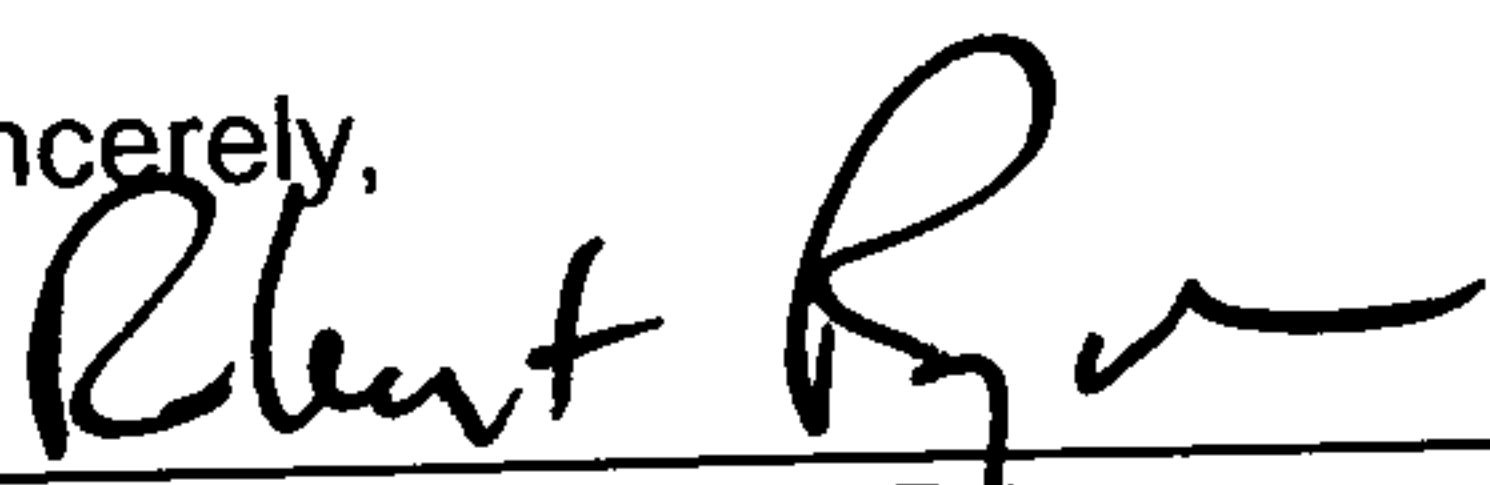
The purpose of this letter is to request a design variance which would allow a small portion of roof drainage, from Unit 5 of the referenced subdivision, to pond in the backyard of that unit. See final grading certification stamped January 20, 1996 for hydrology calculations and final as built grades.

The reason for this request results from the builder/developer's decision, during construction, to change the City approved grading of Unit 5. It was the builder/developer's idea to drain the backyard of Unit 5 across the rear yard of Unit 6 via a private drainage easement. At the time the builder owned Unit 6 and therefore did not anticipate a problem with the easement or the drainage concept. The builder sold Unit 6, however, without securing the granting of the private easement. Subsequently, the acquisition of the easement became most difficult. Therefore, it became necessary to come up with an alternative plan that would not require the easement.

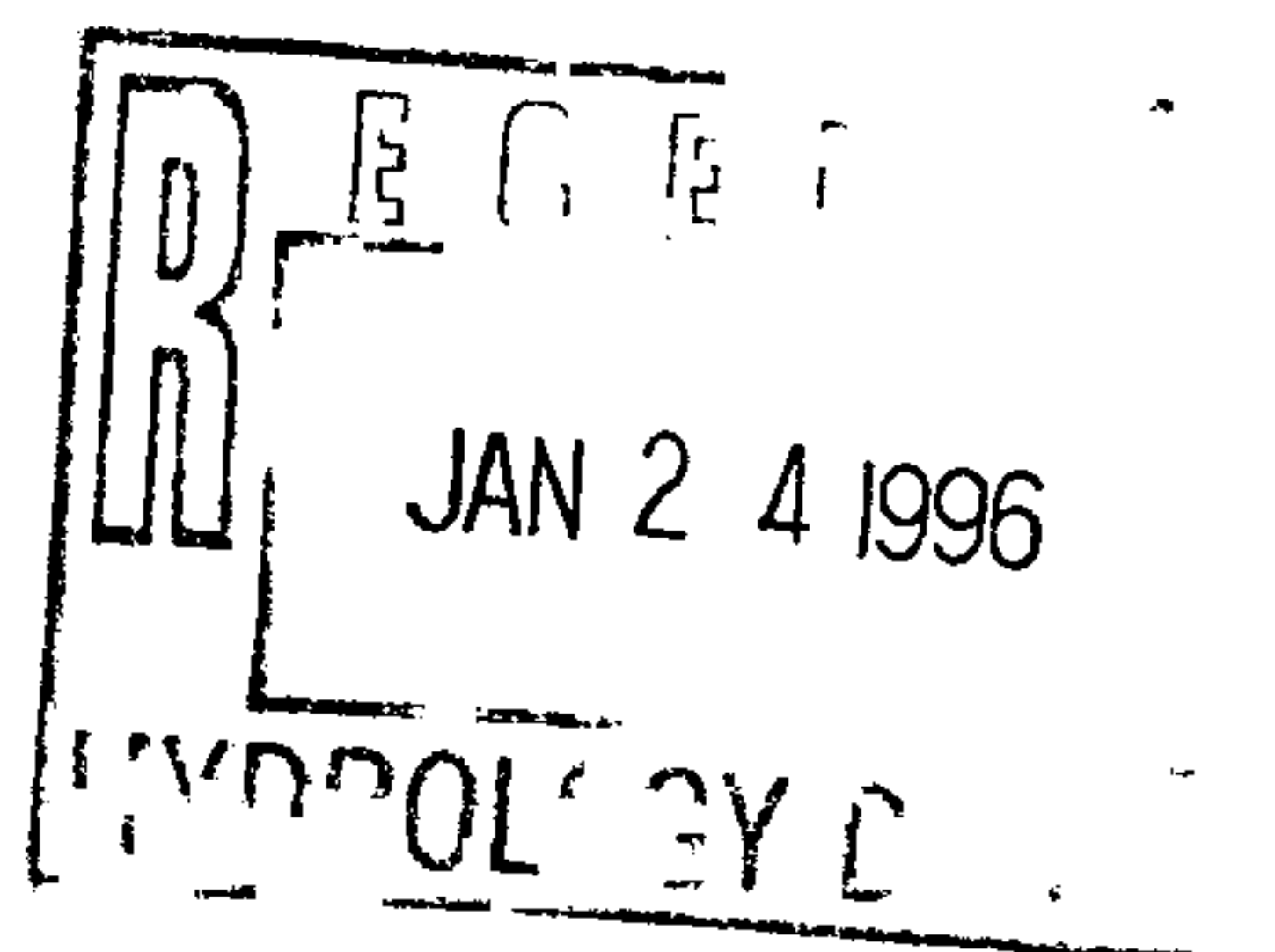
The resulting plan is that shown which basically utilizes roof drains to convey roof water to a point which allows the discharge of water to the front yards. Unfortunately, a small portion of the roof (290 sf.) Could not be guttered without detrimental architectural problems. (See attached letter from architect).

If you have any questions or need additional information, please call.

Sincerely,

  
Robert B. Ryals, PE

RBR/rye



**David W. Green**

lic. # 1990

Albuquerque, NM 87103

**Architects**

(505) 880-1037

January 23, 1996

Ryals Engineering  
5301 Central NE  
Suite 913  
Albuquerque, New Mexico 87108

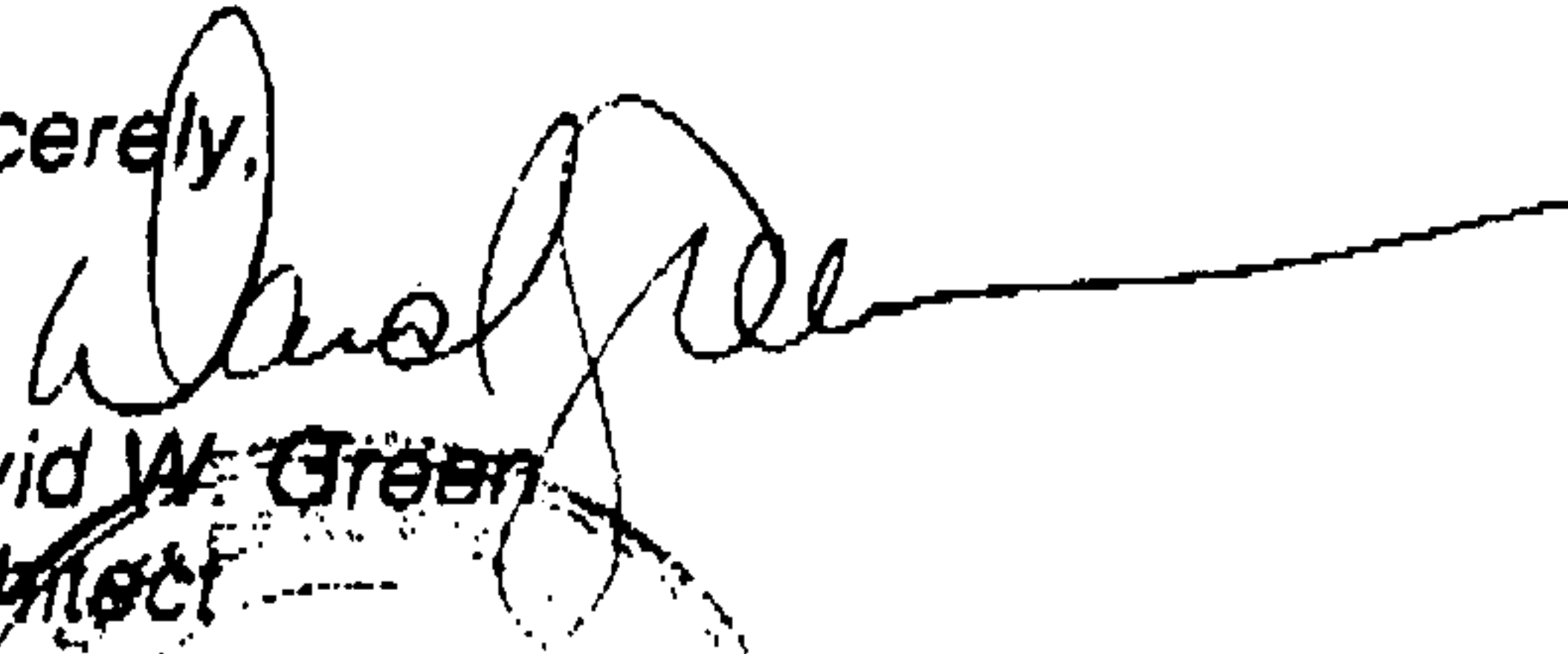
Re: 4232 Louisiana NE,

Dear Bob,

After our conversation pertaining to the rain gutter system at 4232 Louisiana NE the following conclusions were made concerning the relief of drainage water from the rear or eastern yard.

- the eastern gutters should be reversed to flow water to the north, thus relieving the water to drain around the house.
- to relieve drainage water from the garage roof a gutter system would have to be built across the stucco portion of the eave above the southern windows. This would be a non-acceptable solution due to the eventual destruction of the stucco at the location of the gutter and the esthetics involved from the owners standpoint.

Sincerely,

  
David W. Green  
Architect





|   |  |  |  |  |  |
|---|--|--|--|--|--|
| <div style="text-align: center;"> <br/> <b>APPLICANT</b><br/> <b>PCL</b><br/> <b>ISSUED BY</b> </div>           |  |  | <div style="text-align: center;"> <b>VOID UNTIL VALIDATED BY CITY TREASURER</b><br/> <b>CITY OF ALBUQUERQUE, TREASURY DIVISION</b><br/>           950105 0084 M 0085 00000000955353<br/>           \$67.00 027 06         </div> |  |  |
| <b>APPROVAL PER P. YANNONI, SIDEWALK CULVERT 2' NORTHBOUND LANE CLOSURE CALL OFFICE THE DAY WORK WILL BEGIN</b> |  |  | <div style="text-align: right;">             42.00 EX<br/>             25.00 SI<br/>             0.00 D<br/>             0.00 CO<br/>             0.00 B<br/>             0.00 R<br/> <br/>             67.00           </div>   |  |  |
| <b>4228 LOUISIANA BD NE</b>   |  |  | <div style="text-align: right;">             42.00 EX<br/>             25.00 SI<br/>             0.00 D<br/>             0.00 CO<br/>             0.00 B<br/>             0.00 R<br/> <br/>             67.00           </div>   |  |  |
| <b>GA98<br/>P.O. BOX 10254<br/>ALBUQUERQUE, NM 87184<br/>PH. 898-6330</b>                                       |  |  | <b>955353</b>  |  |  |
| <b>1/5/95</b>   |  |  | <b>1/12/95</b>   |  |  |
| <b>1/12/95</b>  |  |  | <b>6/1/95</b>  |  |  |
| <b>12/31/95</b>   |  |  | <b>12/31/95</b>  |  |  |

PERMITTEE AGREES TO ASSUME ALL LIABILITY, INCLUDING INDEMNIFYING, DEFENDING AND HOLDING THE CITY HARMLESS FOR ALL DAMAGES OR INJURY TO PERSONS OR PROPERTY RESULTING FROM PERMITTEE'S EXCAVATION AND/OR BARRICADE WORK. THIS PERMIT IS GRANTED IN CONSIDERATION OF PERMITTEE'S ASSUMING SAID LIABILITY AND IS APPROVED FOR THE WORK DESCRIBED ABOVE. IN ACCORDANCE WITH ARTICLES 8-6 AND 8-7 R.O., 1974, PERMITTEE AGREES TO COMPLY WITH ALL APPLICABLE CITY RULES, REGULATIONS AND ORDINANCES, AND WHEN EXCAVATING, TO PATCH OR PLATE PRIOR TO OPENING TO TRAFFIC IN ACCORDANCE WITH APPLICABLE RULES, REGULATIONS AND ORDINANCES. PLEASE CALL 768-2551 FOR ADDITIONAL INFORMATION.

CAUTION: PROTECT UNDERGROUND UTILITIES CALL 765-1234, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 11/82

857-8025 Jerry Lukins

|   |  |  |  |  |  |
|---|--|--|--|--|--|
| <div style="text-align: center;"> <br/> <b>APPLICANT</b><br/> <b>X. Garcia</b><br/> <b>ISSUED BY</b> </div>                                     |  |  | <div style="text-align: center;"> <b>VOID UNTIL VALIDATED BY CITY TREASURER</b><br/> <b>CITY OF ALBUQUERQUE, TREASURY DIVISION</b><br/>           950118 0051 4430095810000 00095<br/>           \$11.28 027 05         </div> |  |  |
| <b>APPROVAL PER P. YANNONI, SIDEWALK CULVERT 2' NORTHBOUND LANE CLOSURE CALL OFFICE THE DAY WORK WILL BEGIN 30 MPH, 20' WORK AREA 11.28/DAY</b> |  |  | <div style="text-align: right;">             0.00<br/>             0.00<br/>             0.00<br/>             0.00<br/>             11.28<br/>             0.00<br/> <br/>             11.28           </div>                 |  |  |
| <b>4228 LOUISIANA BD. NE</b>  |  |  | <div style="text-align: right;">             0.00<br/>             0.00<br/>             0.00<br/>             0.00<br/>             11.28<br/>             0.00<br/> <br/>             11.28           </div>                 |  |  |
| <b>GA98<br/>P.O. BOX 10254<br/>ALBUQUERQUE, NM 87184<br/>PH. 898-6330</b>   |  |  | <b>955404</b>  |  |  |
| <b>1/5/95</b>   |  |  | <b>1/12/95</b>   |  |  |
| <b>1/12/95</b>  |  |  | <b>6/1/95</b>  |  |  |
| <b>12/31/95</b>   |  |  | <b>12/31/95</b>  |  |  |

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CAUTION: PROTECT UNDERGROUND UTILITIES CALL 765-1234, 48 HOURS IN ADVANCE FOR LINE STAKING

PWD 003 REV 11/82

## DRAINAGE INFORMATION SHEET

PROJECT TITLE: BEAR CANYON COMPOUND ZONE ATLAS/DRNG. FILE #: FA-D32  
DRB #: 94-30 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_  
LEGAL DESCRIPTION: REPLAT OF LOTS 24, 25, 26, 27, 28 BEAR CANYON COMPOUND  
CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Ryals Eng. CONTACT: TUCKER GREEN  
ADDRESS: 4929 MELWILD SE PHONE: 877 6163  
OWNER: Jack Schwiller & DAVID GREEN CONTACT: DAVID GREEN  
ADDRESS: 4609 LUMBER NE 87109 PHONE: 880 1037  
ARCHITECT: DAVID M. GREEN CONTACT: DAVID GREEN  
ADDRESS: 4609 LUMBER NE PHONE: 880 1037  
SURVEYOR: CLINT SHERILL & ASS CONTACT: CLINT SHERILL  
ADDRESS: 730 SAN MATEO SE PHONE: 256 7364  
CONTRACTOR: ARCHITECTORS CONTACT: DAVID GREEN  
ADDRESS: 4609 LUMBER NE PHONE: 880 1037

## TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☐ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☒ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☒ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☒ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER \_\_\_\_\_ (SPECIFY)

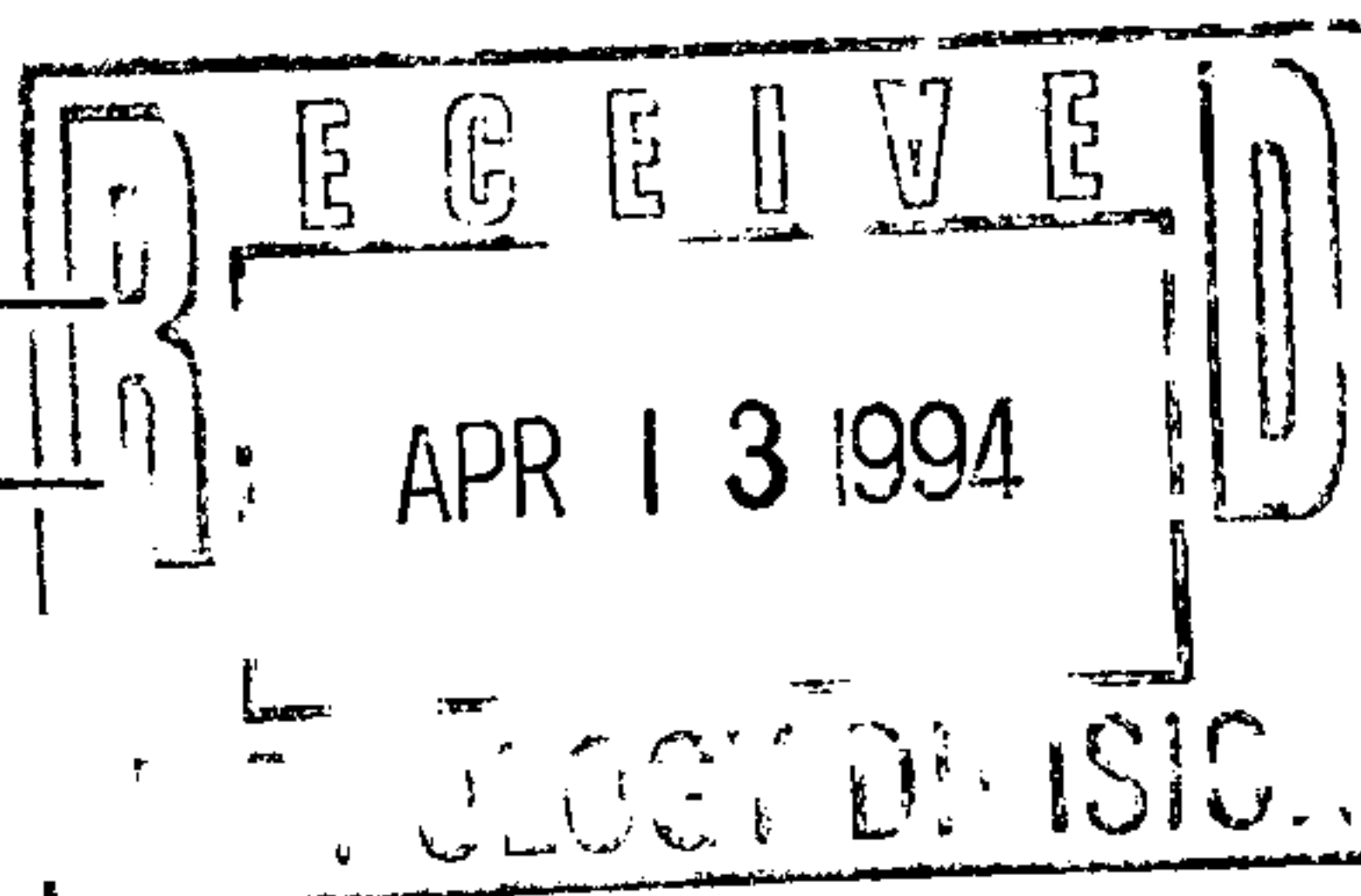
## PRE-DESIGN MEETING:

☐ YES  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED

BY:

Robert G.  
4/12/94





# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Bear Canyon Compound ZONE ATLAS/DRNG. FILE #: F-19/1032  
 DRB #: \_\_\_\_\_ EPC #: \_\_\_\_\_ WORK ORDER #: 4955.80  
 LEGAL DESCRIPTION: \_\_\_\_\_  
 CITY ADDRESS: Louisiana north of Montgomery Blvd and South of Carriage Road  
 ENGINEERING FIRM: Ryals Eng. & Const. Serv CONTACT: Robert B. Ryals  
 ADDRESS: 5301 Central Avenue N. E. #913 PHONE: 256-4701  
 OWNER: Louisiana Compound Joint Venture CONTACT: David Green  
 ADDRESS: 4200 Louisiana N. E. PHONE: 888 8808  
 ARCHITECT: Architractors CONTACT: David Green  
 ADDRESS: 4200 Louisiana Blvd N. E. PHONE: 888 8808  
 SURVEYOR: Clint Sheril & Assoc. CONTACT: Clint Sheril  
 ADDRESS: 730 San Mateo Blvd S. E. PHONE: 256-7364  
 CONTRACTOR: Architractors CONTACT: David Green  
 ADDRESS: 4200 Louisiana N. E. PHONE: 888 8808

## TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☒ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☒ ENGINEER'S CERTIFICATION
- ☐ OTHER

## PRE-DESIGN MEETING:

- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

## VERBAL:

1. Concrete rundown in place
  2. 5' drainage easement
  3. Quantify amount of water thru easement
  4. Suelo capacity
- DATE SUBMITTED: 1-5-96  
 BY: [Signature]

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ S. DEV. PLAN FOR SUB'D. APPROVAL
- ☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
- ☐ SECTOR PLAN APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☒ OTHER Release (SPECIFY)

of Financial  
Guarantees  
FILE



VERBAL:

F19/D32

Certification not approved

1/10/96

# IMPORTANT MESSAGE

FOR BERNIE ~~CAMPBELL~~

DATE \_\_\_\_\_ TIME \_\_\_\_\_ A.M.  
P.M.

## WHILE YOU WERE AWAY

M DORIS CAMPBELL

OF \_\_\_\_\_

PHONE NO. 884-4809

|                 |  |                  |  |
|-----------------|--|------------------|--|
| TELEPHONED      |  | RET'D YOUR CALL  |  |
| PLEASE CALL     |  | URGENT           |  |
| WILL CALL AGAIN |  | WANTS TO SEE YOU |  |

MESSAGE \_\_\_\_\_

Bear  
Canyon

SIGNED \_\_\_\_\_

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: A PLANNED RESIDENTIAL DEVELOPMENT FOR JACK DETTWEILER & DAVID GREENZONE ATLAS/DRNG. FILE #: F-19/232  
 DRB #: 94-30 EPC #: EPC- WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: \_\_\_\_\_

CITY ADDRESS: N/A

ENGINEERING FIRM: RYALS ENGINEERING CONTACT: BOB RYALS

ADDRESS: 4929 Idlewild SE PHONE: 265-8267

OWNER: DAVID GREEN CONTACT: DAVID GREEN

ADDRESS: 4609 LUMBER NE PHONE: 880-1037

ARCHITECT: DAVID GREEN CONTACT: DAVID GREEN

ADDRESS: 4609 LUMBER PHONE: 880-1037

SURVEYOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

**TYPE OF SUBMITTAL:**

- ☐ DRAINAGE REPORT  
☐ DRAINAGE PLAN  
☒ CONCEPTUAL GRADING & DRAINAGE PLAN  
☐ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION  
☐ OTHER \_\_\_\_\_

**PRE-DESIGN MEETING:**

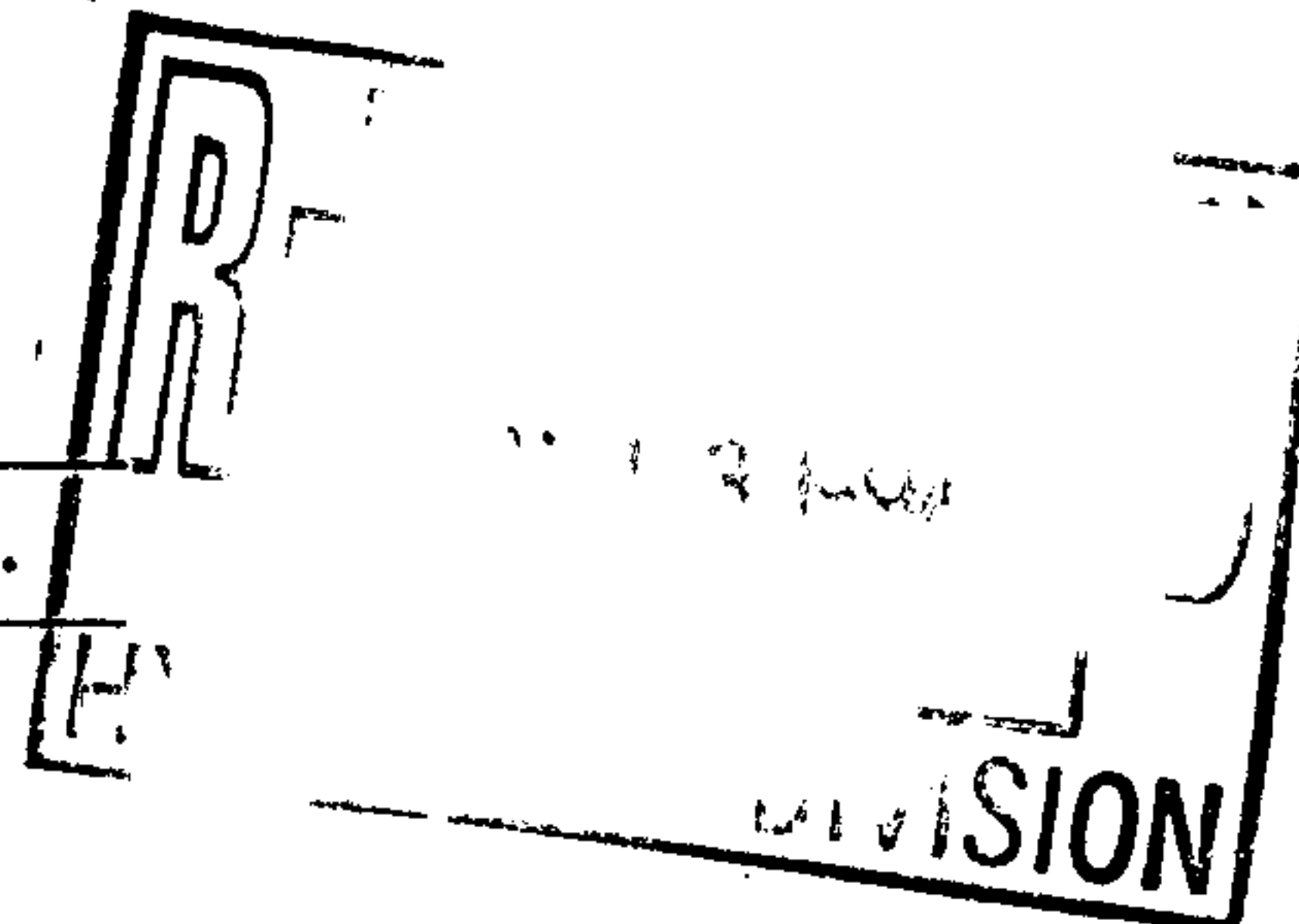
- ☐ YES  
☒ NO  
☐ COPY PROVIDED

DATE SUBMITTED: 1/12/94

BY: B Ryals

**CHECK TYPE OF APPROVAL SOUGHT:**

- ☐ SKETCH PLAT APPROVAL  
☐ PRELIMINARY PLAT APPROVAL  
☒ S. DEV. PLAN FOR SUB'D. APPROVAL  
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL  
☐ SECTOR PLAN APPROVAL  
☐ FINAL PLAT APPROVAL  
☐ FOUNDATION PERMIT APPROVAL  
☐ BUILDING PERMIT APPROVAL  
☐ CERTIFICATE OF OCCUPANCY APPROVAL  
☐ GRADING PERMIT APPROVAL  
☐ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☐ OTHER \_\_\_\_\_ (SPECIFY)





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 25, 1996

Bob Ryals  
Ryals Engineering  
5301 Central Avenue NE #913  
Albuquerque, NM 87108

RE: ENGINEER CERTIFICATION FOR BEAR CANYON COMPOUND  
FINANCIAL GUARANTEE RELEASE (F19-D32) CERTIFICATION  
STATEMENT DATED 1/24/96.

Dear Mr. Ryals:

Based on the information provided on your January 24, 1996 resubmittal, Engineer Certification for Financial Guarantee release is acceptable. Also, your request for the design variance is granted because of the provided documentation.

If I can be of further assistance, please feel free to contact me at 768-2667.

Sincerely,

Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
Theresa Lucero  
File





# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

---

January 4, 1995

Mr. Bob Ryals  
Ryals Engineering  
5301 Central Ave. NE Suite 913  
Albuquerque, NM 87108

RE: BEAR CANYON COMPOUND (F-19/D32)

Dear Mr. Ryals:

This letter hereby supersedes my 8/4/94 letter to you which authorized Building Permit approval for the referenced project. Although you failed to ask for SO-19 approval in your 8/12/94 submittal, I have since re-reviewed your submittal and can approve at this time your request for an SO-19 for the purpose of installing a storm drain line from your site to the adjacent curb in Louisiana Boulevard.

Again, keep in mind that prior to Certificate of Occupancy release, we will need Engineer's Certification per the DPM checklist.

If I can be of further assistance, feel free to contact me at 768-3622.

Sincerely,

Scott Davis  
PWD, Hydrology Division

c: Andrew Garcia  
File



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

August 12, 1994

Mr. Bob Ryals  
Ryals Engineering  
4929 Idlewilde SE  
Albuquerque, NM 87108

RE: BEAR CANYON COMPOUND (F-19/D32) ENGINEER'S STAMP DATED 4/12/94

Dear Bob:

Based upon your 8/12/94 submittal, the referenced project is approved for Building Permit. Keep in mind that prior to Certificate of Occupancy release, we will need Engineer's Certification per the DPM checklist.

A copy of this approval letter must be attached to the construction drawings for Hydrology signoff.

If I can be of further assistance, feel free to call me at 768-3622.

Cordially,

Scott Davis  
PWD, Hydrology Division

c: Andrew Garcia  
File



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 27, 1994

Mr. Tucker Green  
Ryals Engineering  
4929 Idlewilde SE  
Albuquerque, NM 87108

RE: GRADING & DRAINAGE PLAN FOR BEAR CANYON COMPOUND (F-19/D32) ENGINEER'S  
STAMP DATED 4/12/94

Dear Mr. Green:

Based upon your 4/13/94 submittal for the referenced project, I have the following comments which will need to be addressed prior to authorizing Hydrology Division approval for Final Plat, Building Permit and Grading Permit.

1. Private Drainage Easements will have to be granted across Lots 1 & 2 to allow for the historical offsite flows to continue across those lots. In addition, it is needed on Lot 1 to allow for the cross-lot drainage from Lot 2. As we discussed in our telephone conversation earlier today, language concerning the easements can be added to the plat.
2. With your resubmittal, please submit a copy of the Plat itself for our review in addition to the Grading & Drainage Plan.
3. Has the Preliminary Plat been approved for this project? For the drainage, road, sewer and water improvements you are proposing I would assume that DRB will require a Required Infrastructure List so that these improvements can be reviewed and possibly bonded.

If I can be of further assistance, feel free to contact me at 768-3622.

Cordially,

Scott Davis  
PWD, Hydrology Division

(WP+8482)

c: File



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 20, 1994

Mr. Bob Ryals  
Ryals Engineering  
4929 Idlewilde SE  
Albuquerque, NM 87108

RE: SITE DEVELOPMENT PLAN APPROVAL FOR A PLANNED RESIDENTIAL DEVELOPMENT  
(F19-D32). ENGINEER'S STAMP DATED 12/30/93.

Dear Bob:

Having reviewed your submittal dated 1/13/94, I have several concerns which need to be addressed prior to granting Hydrology Division approval. My concerns include:

1. The existing contours shown indicate that offsite flows from the east impact the site. Neither your plan or calculations indicate how you propose to handle these flows.
2. Please describe downstream drainage conditions as far as existing improvements and whether there has been flooding in the past.

If I can be of assistance feel free to call me at 768-3622.

Sincerely,

Scott Davis  
PWD, Hydrology Division

(WP+8252)

xc: file

PUBLIC WORKS DEPARTMENT





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 8, 1995

## ***CERTIFICATE OF COMPLETION AND ACCEPTANCE***

Louisiana Compound Joint Venture  
4609 Lumber N.E.  
Albuquerque, NM 87106

**RE: BEAR CANYON COMPOUND PROJECT NO. 4955.80  
(MAP F-19)**

Dear Sir:

This is to certify that the City of Albuquerque accepts Project No. 4955.80 as being completed according to approved plans and construction specifications. Please be advised this certificate of completion and acceptance shall only become effective upon final plat approval and filing in the office of the Bernalillo County Clerk's Office.

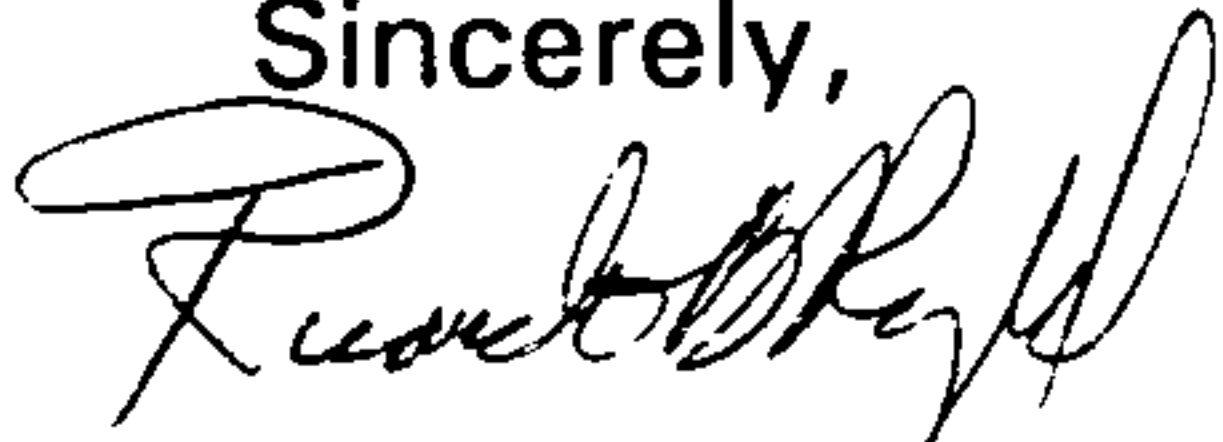
The project is described as follows:

- Placed 78 linear feet of 8" PVC for sanitary sewer and 320 linear feet of 8" PVC waterline to service Bear Canyon Arroyo Compound.

The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Ltr Bear Canyon Compound  
Project No. 4955.80  
May 8, 1995  
Page 2

Sincerely,



Rick Roybal, P.E.  
City Engineer,  
Engineering Group  
Public Works Department

Sincerely,



Russell B. Givler, P.E.  
Chief Construction Engineer,  
Engineering Group  
Public Works Department

cc: Bob Ryals, Ryals Engineering  
Ernie Blair, Russ Pitney Earthmoving  
Fred Aguirre, Engineering Group, PWD  
Lynda Michelle DeVanti, Engineering Group, PWD  
Terri Martin, Engineering Group, PWD  
Martin Barker, Engineering Group, PWD  
Steve Gonzales, Special Assessments, DFM  
Sam Hall, Operations Group, PWD  
Jim Fink, Operations Group, PWD  
Dean Wall, Engineering Group, PWD  
Stuart Reeder, Water/Wastewater Group, PWD  
Ray Chavez, Traffic Engineering, PWD  
Josie Gutierrez, New Meter Sales, Finance Group, PWD  
Richard Zamora, Engineering Group, PWD  
f/Project No. 4955.80  
f/Readers  
f/Warranty:Contract