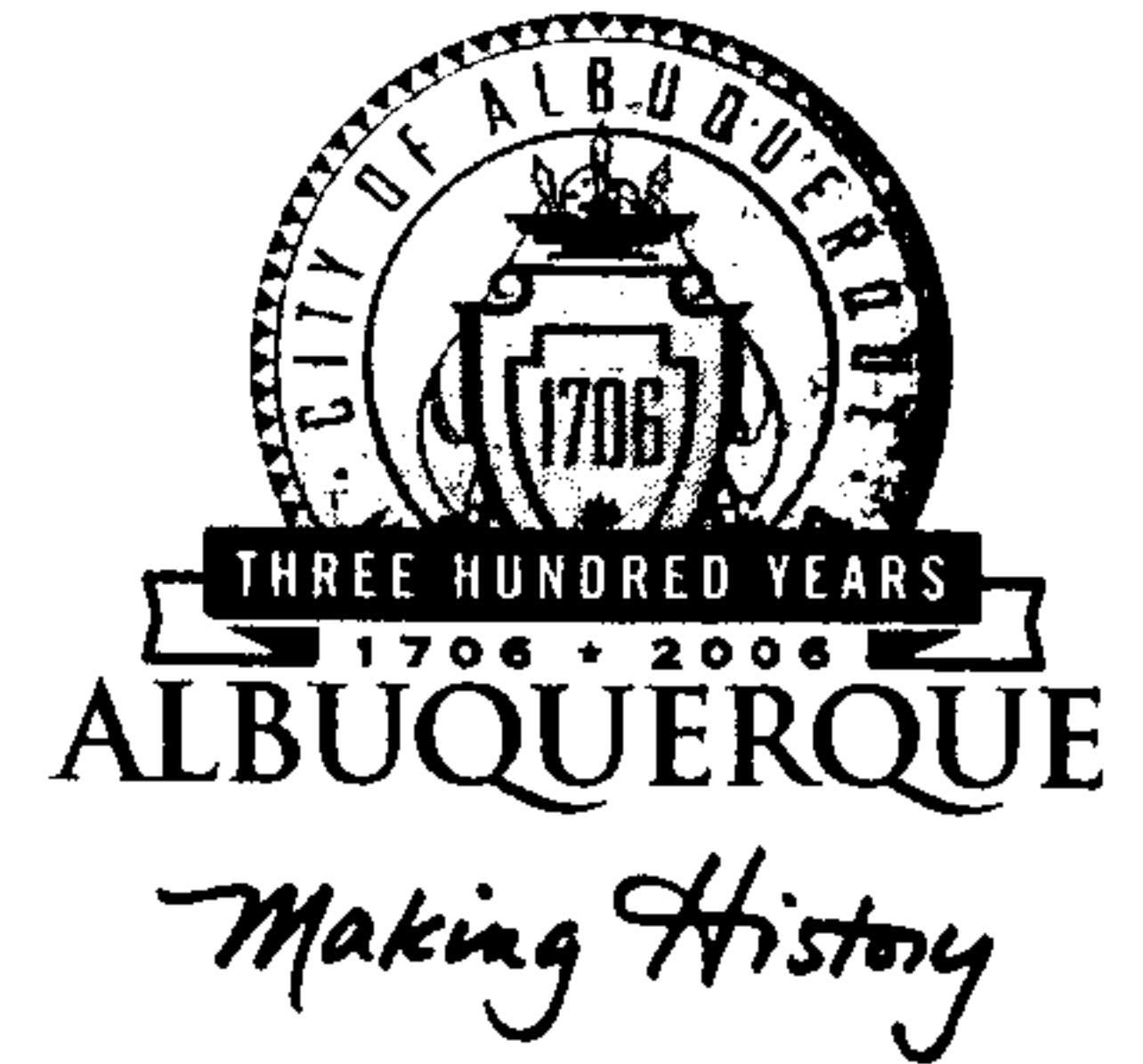


# CITY OF ALBUQUERQUE



May 31, 2005

Frank D. Lovelady, P.E.  
Frank D. Lovelady  
300 Alamosa Rd. N.W.  
Albuquerque, NM 87107

**Re: Schmidt Duplex Apartment, 3717 Alamogordo Dr. NW, Grading and  
Drainage Plan - Engineer Stamp dated 5-26-05 (G11 - D1)B**

Dear Mr. Lovelady,

Based upon the information provided in your submittal dated 5-26-05, the above referenced plan is approved for Building Permit. Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Additionally, prior to Certificate of Occupancy release, Engineer Certification of the grading plan per the DPM checklist will be required.

If you have any questions, you can contact me at 924-3990.

Sincerely,

Phillip J. Lovato, E.I., C.F.M.  
Engineering Associate, Planning Dept.  
Development and Building Services

C: file

P.O. Box 1293

Albuquerque

New Mexico 87103

[www.cabq.gov](http://www.cabq.gov)

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

PROJECT TITLE: SCHMIDT DUPLEX APARTMENT ZONE MAP: G-11/D1  
 DRB#: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 3 CORONA DEL SOL SUBD.  
 CITY ADDRESS: 3717 ALAMOCORDO DR NW.

ENGINEERING FIRM: FRANK D. LOVEADY PE CONTACT: FRANK LOVEADY  
 ADDRESS: 300 ALAMOSA RD. NW PHONE: 345-2267  
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87107

OWNER: ED SCHMIDT CONTACT: ED SCHMIDT  
 ADDRESS: 3626 VISTA GRANDE DR NW PHONE: 831-3627  
 CITY, STATE: ALBUQUERQUE NM ZIP CODE: 87120

DESIGNER ARCHITECT: G&D Drafting CONTACT: DARBY MIERA  
 ADDRESS: P.O. Box 1586 PHONE: 281-13150 242-1859  
 CITY, STATE: Edgewood NM ZIP CODE: 87015

SURVEYOR: TONY HARRIS CONTACT: TONY HARRIS  
 ADDRESS: 2412 MOHROE NE PHONE: 889-8056  
 CITY, STATE: ALBUQ. NM ZIP CODE: 87110

CONTRACTOR: \_\_\_\_\_ CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

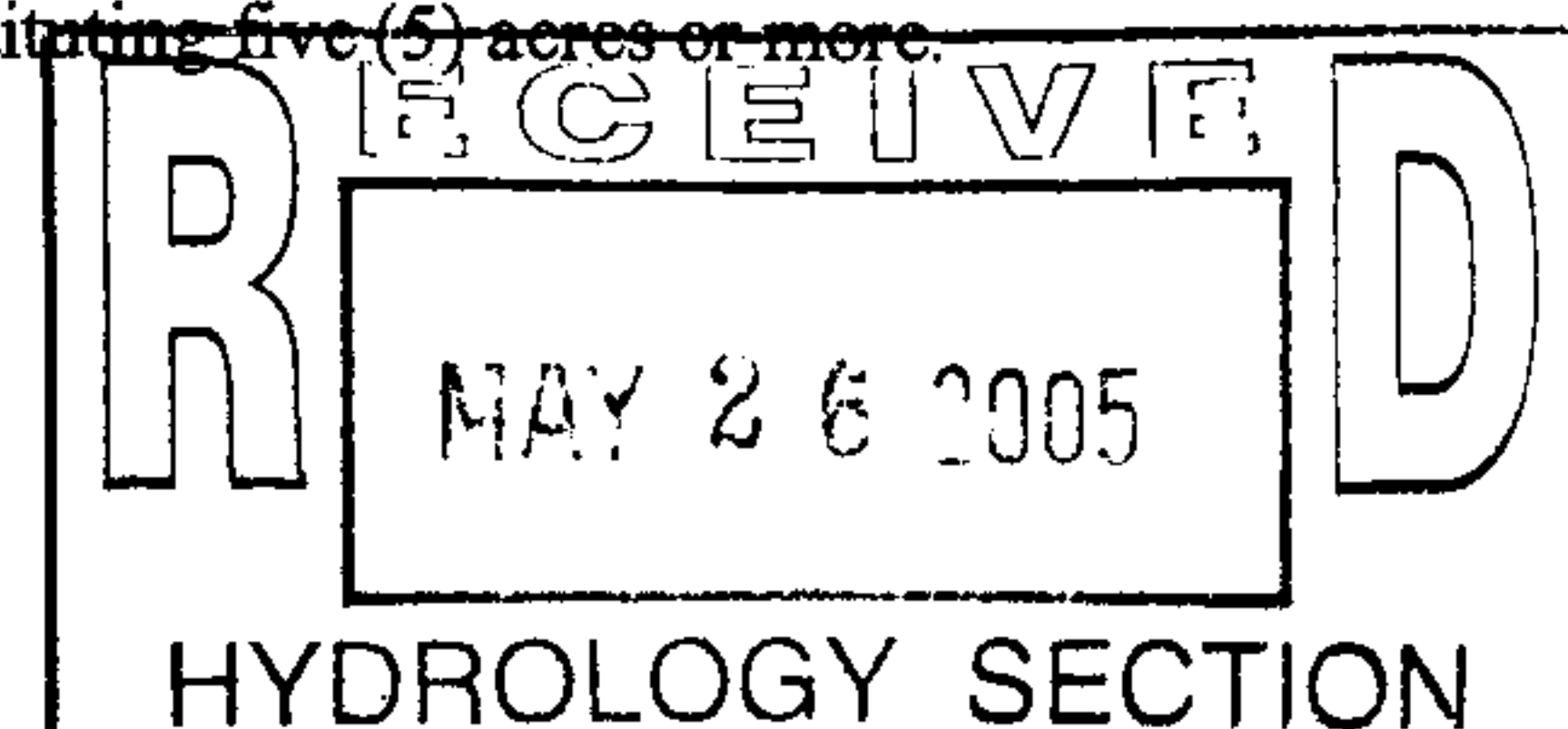
|   |  |
|---|--|
| TYPE OF SUBMITTAL:<br><input type="checkbox"/> DRAINAGE REPORT<br><input checked="" type="checkbox"/> DRAINAGE PLAN 1 <sup>st</sup> SUBMITTAL<br><input type="checkbox"/> DRAINAGE PLAN RESUBMITTAL<br><input type="checkbox"/> CONCEPTUAL G & D PLAN<br><input type="checkbox"/> GRADING PLAN<br><input type="checkbox"/> EROSION CONTROL PLAN<br><input type="checkbox"/> ENGINEER'S CERT (HYDROLOGY)<br><input type="checkbox"/> CLOMR/LOMR<br><input type="checkbox"/> TRAFFIC CIRCULATION LAYOUT<br><input type="checkbox"/> ENGINEER'S CERT (TCL)<br><input type="checkbox"/> ENGINEER'S CERT (DRB SITE PLAN)<br><input type="checkbox"/> OTHER (SPECIFY) _____ | CHECK TYPE OF APPROVAL SOUGHT:<br><input type="checkbox"/> SIA/FINANCIAL GUARANTEE RELEASE<br><input type="checkbox"/> PRELIMINARY PLAT APPROVAL<br><input type="checkbox"/> S. DEV. PLAN FOR SUB'D APPROVAL<br><input type="checkbox"/> S. DEV. FOR BLDG. PERMIT APPROVAL<br><input type="checkbox"/> SECTOR PLAN APPROVAL<br><input type="checkbox"/> FINAL PLAT APPROVAL<br><input type="checkbox"/> FOUNDATION PERMIT APPROVAL<br><input checked="" type="checkbox"/> BUILDING PERMIT APPROVAL<br><input type="checkbox"/> CERTIFICATE OF OCCUPANCY<br><input type="checkbox"/> GRADING PERMIT APPROVAL<br><input type="checkbox"/> PAVING PERMIT APPROVAL<br><input type="checkbox"/> WORK ORDER APPROVAL<br><input type="checkbox"/> OTHER (SPECIFY) _____ |
|---|--|

WAS A PRE-DESIGN CONFERENCE ATTENDED:  
☒ YES VERBAL W/BRAD BINGHAM.  
☐ NO  
☐ COPY PROVIDED

DATE SUBMITTED: MAY 26, 2005 BY: Frank D. Loveady

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope to the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five (5) acres and Sector Plans.
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5) acres.
3. **Drainage Report:** Required for subdivision containing more than ten (10) lots or constituting five (5) acres or more.





ONE STOP SHOP  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT  
Development & Building Services

**PAID RECEIPT**

APPLICANT NAME SCHMIDT DUPLEX APARTM.

AGENT FRANK LOVELADY

ADDRESS 300 ALAMOSA RD. NW

PROJECT & APP # \_\_\_\_\_

PROJECT NAME APARTMENT

\$ \_\_\_\_\_ 441032/3424000 Conflict Management Fee

\$ \_\_\_\_\_ 441006/4983000 DRB Actions

\$ \_\_\_\_\_ 441006/4971000 EPC/AA/LUCC Actions & All Appeals

\$ \_\_\_\_\_ 441018/4971000 Public Notification

\$ 50.<sup>00</sup> 441006/4983000 DRAINAGE PLAN REVIEW OR TRAFFIC IMPACT STUDY\*\*\*  
( ) Major/Minor Subdivision ( ) Site Development Plan (X) Bldg Permit  
( ) Letter of Map Revision ( ) Conditional Letter of Map Revision  
( ) Traffic Impact Study

\$ 50.<sup>00</sup> TOTAL AMOUNT DUE

\*\*\*NOTE: If a subsequent submittal is required, bring a copy of this paid receipt with you to avoid an additional charge.

FRANK D. LOVELADY  
CAROL L. LOVELADY  
300 ALAMOSA RD. N.W.  
ALBUQUERQUE, NM 87107

1-98

992

Date 05-26-05 95-32/1070 NM 1108

Pay to the  
order of

City of Albuquerque

\$ 50.<sup>00</sup>

Fifty and No/100

Dollars

Bank of America



ACH R/T 107000327

For

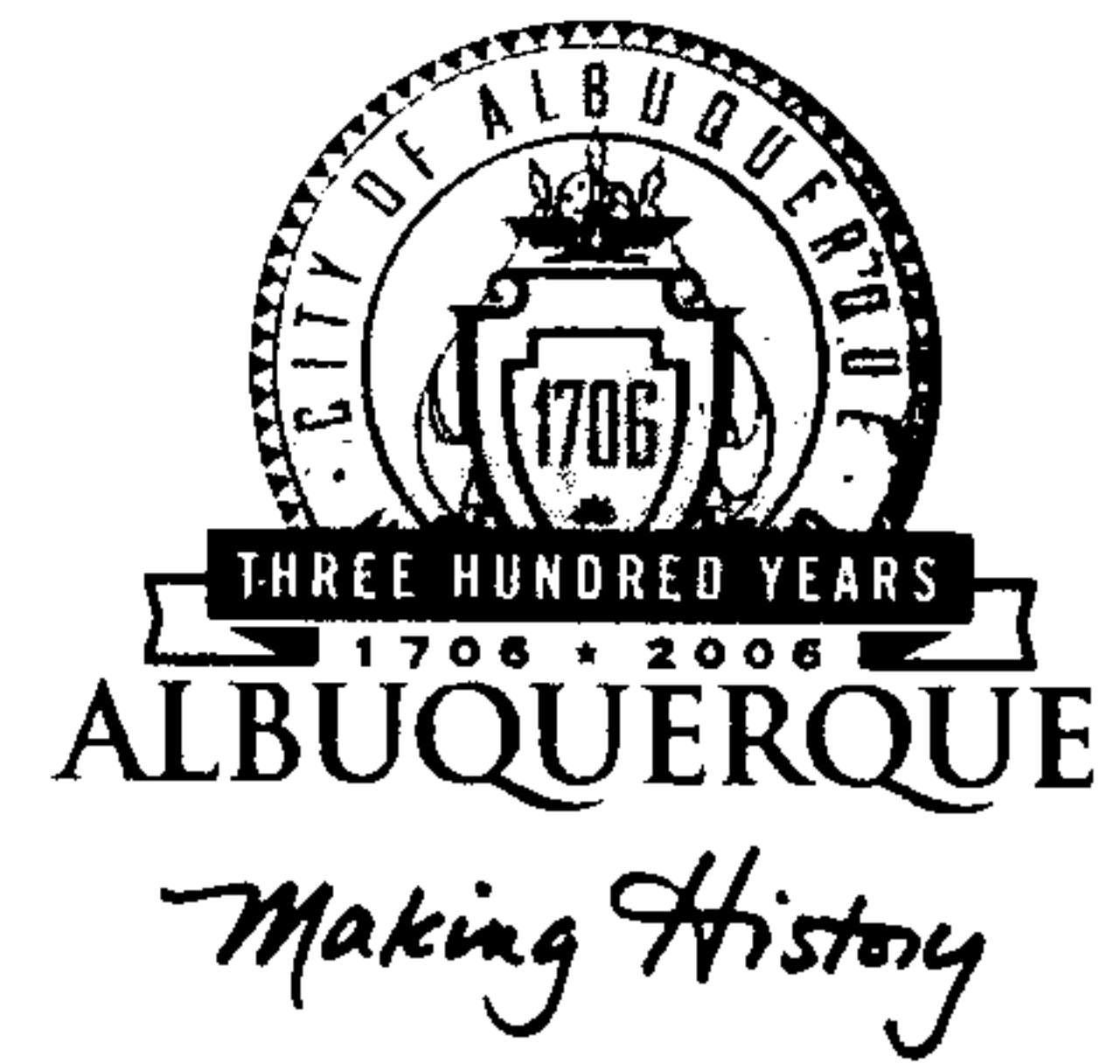
Submittal Schmidt Apt. Frank D. Lovelady

Bank of America Advantage®

⑆ 107000327⑆ 002865500251⑆ 0992



# CITY OF ALBUQUERQUE



May 27, 2005

Darby Miera  
G & D Drafting  
P.O. Box 1586  
Edgewood, NM 87015

**Re: Schmidt Duplex Apartment, 3717 Alamogordo Drive NW  
Traffic Circulation Layout, (G11-D1)B**

Dear Mr. Miera,

Based upon the information provided in your submittal received 5-25-05, the above referenced plan cannot be approved for Building Permit until the following comments are addressed:

1. A licensed engineer or architect registered in the state of New Mexico must stamp, sign and date the Traffic Circulation Layout Plan.
2. Provide a 24' aisle by reducing the length of the parking spaces to 18'. The reduced parking length is allowed because the sidewalk is wider than 8', which allows 2' of overhang.
3. Show that the modifications to the existing curb cut at southeast corner of the site meet A.D.A. requirements.
4. Provide paving for the entire length of the alley. This work requires a Work Order with DRC approved plans.

If you have any questions, you can contact me at 924-3991.

Sincerely,

Wilfred A. Gallegos, P.E.  
Traffic Engineer, Planning Dept.  
Development and Building Services

Cc: file

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/11/2002)

G-11/D1

PROJECT TITLE: SCHMIDT DUPLEX APARTMENT ZONE MAP/DRG. FILE #: G-11-Z  
 DRB #: \_\_\_\_\_ EPC#: \_\_\_\_\_ WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: LOT 3, CORONA DEL SOL, ALB, N.M.  
 CITY ADDRESS: 3717 ALAMOGORDO DRIVE N.W.

ENGINEERING FIRM: FRANK D. LOVELADY P.E.  
 ADDRESS: 300 ALAMOSA RD. N.W.  
 CITY, STATE: ALB, N.M.

CONTACT: FRANK LOVELADY  
 PHONE: 345-2267  
 ZIP CODE: 87107

OWNER: TED SCHMIDT  
 ADDRESS: 3626 VISTA GRANDE DRIVE N.W.  
 CITY, STATE: ALB, N.M.

CONTACT: TED SCHMIDT  
 PHONE: 831-3627  
 ZIP CODE: 87120

DESIGNER  
 ARCHITECT: G & D DRAFTING  
 ADDRESS: P.O. BOX 1586  
 CITY, STATE: EDGEWOOD, NEW MEXICO

CONTACT: DARBY MIERA  
 PHONE: 281-1350/242-1859  
 ZIP CODE: 87015

SURVEYOR: HARRIS SURVEYING, INC  
 ADDRESS: 2412-D MONROE NE.  
 CITY, STATE: ALB, N.M.

CONTACT: TONY HARRIS  
 PHONE: 889-8056  
 ZIP CODE: 87110

CONTRACTOR: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 CITY, STATE: \_\_\_\_\_

CONTACT: \_\_\_\_\_  
 PHONE: \_\_\_\_\_  
 ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☐ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☒ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS CERTIFICATION (TCL)
- ☐ ENGINEERS CERTIFICATION (DRB APPR. SITE PLAN)
- ☐ OTHER

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SIA / FINANCIAL GUARANTEE RELEASE
- ☐ 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 (PERM.)
- ☐ CERTIFICATE OF OCCUPANCY (TEMP.)
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ WORK ORDER APPROVAL
- ☐ OTHER (SPECIFY)

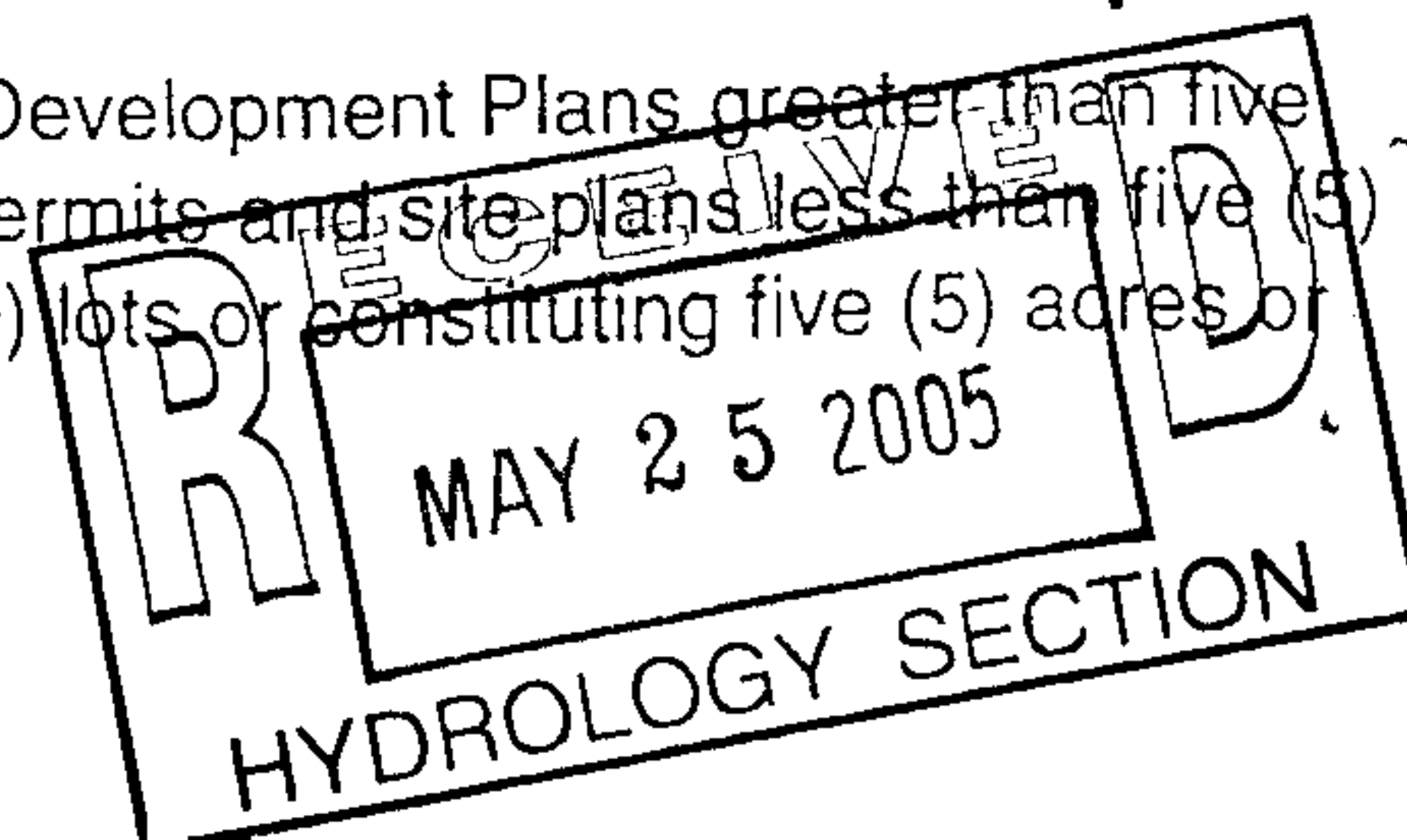
## WAS A PRE-DESIGN CONFERENCE ATTENDED:

- ☒ YES
- ☐ NO
- ☐ COPY PROVIDED

DATE SUBMITTED: 05/25/05 BY: DARBY MIERA

Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

1. **Conceptual Grading and Drainage Plan:** Required for approval of Site Development Plans greater than five
2. **Drainage Plans:** Required for building permits, grading permits, paving permits and site plans less than five (5)
3. **Drainage Report:** Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or more.



- ALLEY MUST BE PAVED COA WORK ORDER
- 24' AISLE / REDUCE PARKING LENGTH TO 18'
- MUST MEET ADA REQUIREMENTS AT DRIVEWAY CUT
- PLAN MUST STAMPED, SIGNED & DATED BY P.E. OR R.A.

ALTURA WEST LTD. CO.  
P.O. DRAWER AA  
ALBUQUERQUE, NM 87103

April 7, 1998

Mr. Jude Baca  
3913 72nd, NW  
Albuquerque, NM 87120

Re: Development of Contiguous Properties

Dear Jude:

You have advised us that you have acquired a parcel of land immediately south of a portion of the Altura West property, and you have proposed that you and Altura West cooperate with each other in the development of our respective properties. We will be pleased to cooperate with you. Jim Rogers and I have now met and discussed your proposal.

In regard to construction of a perimeter wall along your northerly property line, I will point out that although dirt may be placed on the Altura West property, at this time, we don't anticipate the level of the dirt will be in excess of two feet or so above existing terrain.

Jim and I believe the following would be acceptable:

- a. Altura West would allow the wall to be constructed on the common property line.
- b. The design of the wall would be subject to Altura West's approval and construction would not commence until we have given written approval.
- c. Altura West would pay one-half the cost of the approved wall at such time as Altura West develops Tracts C, D and E (the property directly north of your property). Altura West probably would not be willing to pay for any portion of the wall in excess of five feet above the Altura West finish elevation, and will not pay for costs attributable to the construction of a retention wall unless a retention wall would otherwise be required for development of Tracts C, D and E.

We understand that you want to commence your development in the near future, and we will be glad to cooperate with you. We look forward to hearing from you.

April 7, 1998  
Page 2

Please call either Jim or myself if you have any questions.

Yours very truly,

KELEHER & McLEOD, P.A.

BY: Tom Keleher  
Thomas F Keleher

TFK/js

cc: James Rogers  
49866