

Author: Robert E. Gurule at CABQ-PUBWORKS

Date: 1/15/95 12:35 PM

Priority: Normal

Receipt Requested

TO: Fred J. Aguirre

TO: RICHARD DOURTE at SOFTSWITCH

TO: RUSSELL B GIVLER at SOFTSWITCH

TO: Joe D. Montano

CC: JOHN CASTILLO at SOFTSWITCH

CC: Dave W. Harmon

Subject: ALVARDO GARDENS

----- Message Contents -----

I, ALONG WITH JOE DAVID MONTANO, MET WITH FOLKS COMPLAINING ABOUT THE ALVARADO GARDENS PROJECT- DRB PROJECT NO. 93-41. WHILE SOME QUESTIONS WERE ANSWERED, PERHAPS MORE QUESTIONS THEY HAD WERE NOT. ACCORDINGLY, ANOTHER MEETING WAS SCHEDULED ON-SITE (KINDA) TO DISCUSS THE ISSUES FURTHER. THE FOLLOWING INDIVIDUALS ARE REQUESTED TO ATTEND. IF YOU ARE UNABLE TO DO SO, PLEASE DESIGNATE SOMEONE FAMILIAR WITH THE DEVELOPEMENT.

FRED AGUIRRE

RUSSELL GIVLER

JOE DAVID MONTANO

RICHARD DOURTE

THE GROUP WILL CONVENE AT 2:00 PM ON JAN. 19 AT THE HOME OF MARK WITTEN, 2600 VERANDA, NW (345-6842).

I AM TRANSMITTING TO RUSSELL GIVLER THE INFORMATION HARMON, AGUIRRE AND DOURTE WERE KIND ENOUGH TO GIVE ME PRIOR TO MY MEETING WITH THESE FOLKS LAST WEEK.

THANKS FOR YOUR COOPERATION.

Koo ~~in~~ In Tong  
(- (505) 670-7220

Author: Robert E. Gurule at CABQ-PUBWORKS

Date: 1/11/95 8:20 AM

Priority: Normal

Receipt Requested

TO: William H. Otto

TO: Dave W. Harmon

TO: Fred J. Aguirre

Subject: Re: ALVARADO GARDENS MEETING

----- Message Contents -----

Bob and Richard,

Vince Griego asked me to set up the meeting at 10:30 on Thursday to address constituents' concerns about a development in his district.

The project appears to be 4 4-plexes on the eastern end of Veranda, about the 2500 hundred block. The neighborhood association reps have had a difficult time finding out what development is planned.

Based on my conversations with the neighborhood reps, the information we need for the meeting on Thursday includes:

What is planned to be built?

Who is the developer?

What infrastructure is being built, especially street and sidewalk improvements?

Is paving 1/2 of Veranda adequate? When will the other half of the street be constructed?

What does the site plan look like?

Are there provisions for adequate on-site parking and solid waste collection?

Are there other plans for additional apartment units near these parcels, on the extension of Veranda?

Having as much of this information as possible would be appreciated.

Thank you.

Lou

HELP!!!!!!!!!!!!!! PLS FORWARD VIA E-MAIL INFO YOU MAY HAVE. THANKS. REG

Author: Robert E. Gurule at CABQ-PUBWORKS

Date: 1/11/95 8:13 AM

Priority: Normal

Receipt Requested

TO: William H. Otto

TO: Dave W. Harmon

TO: Fred J. Aguirre

Subject: Re: ALVARADO GARDENS MEETING

----- Message Contents -----

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Lou

HELP!!!!!!!!!!!!!! PLS FORWARD VIA E-MAIL INFO YOU MAY HAVE. THANKS. REG



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 12, 1994

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

Steven Williams  
Steven Williams General Contractor  
1776 Montano Rd. N.W.  
Albuquerque, NM 87107

**RE: PROJECT NO. 4989.80, ALVARADO GARDENS, (MAP NO. G-12)**

Dear Sir:

This is to certify that the City of Albuquerque accepts Project No. 4989.80 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:

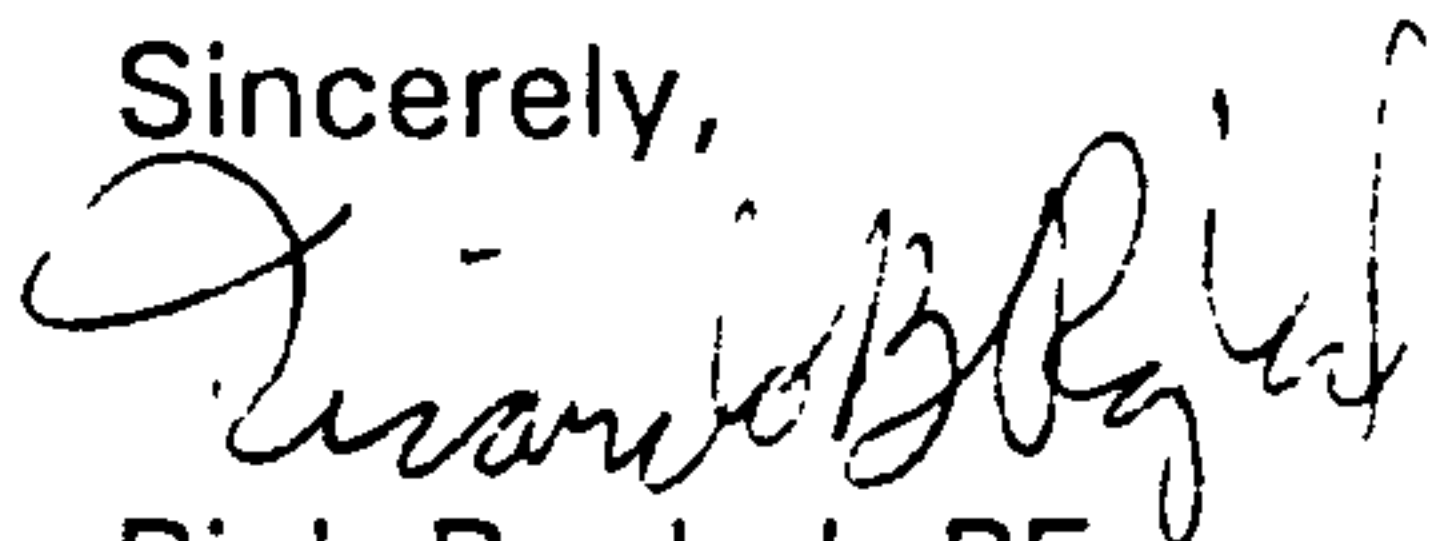
- Installed 480 l.f. of 2" low pressure sanitary sewer line, 520 l.f. of 6" water line with one (1) fire hydrant located within a 30' wide by 473' long utility easement right-of-way along the west edge of the privately owned and developed property. This project also includes replacement of 3" asphalt pavement and 20 l.f. of standard curb and gutter at the radius of the entrance to the property.

4871.80

Certificate of Completion and Acceptance, Project No. 4989.90  
December 12, 1994  
Page 2

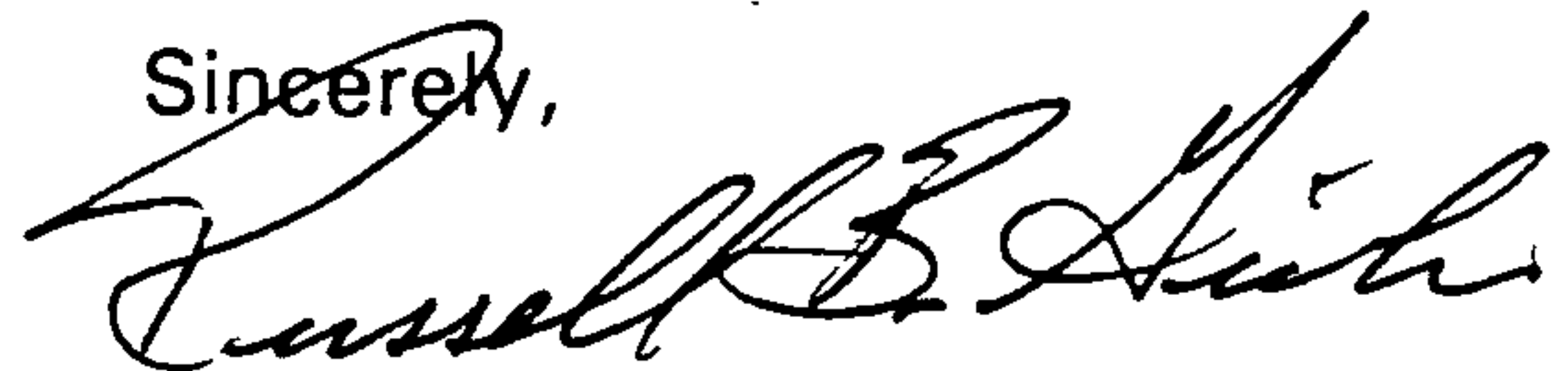
The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,



Rick Roybal, PE  
City Engineer,  
Engineering Group  
Public Works Department

Sincerely,



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

cc: Sunshine Plumbing  
C.S. Weiss Engineering  
Fred Aguirre, Engineering Group, PWD  
Terri Martin, Engineering Group, PWD  
Martin Barker, Engineering Group, PWD  
Steve Gonzales, Special Assessments, DFM  
A.N. Gaume, Operations Group, PWD  
Sam Hall, Operations Group, PWD  
Jim Fink, Operations Group, PWD  
Ray Chavez, Traffic Engineering, PWD  
Stuart Reeder, Water/Wastewater Group, PWD  
Dave Parks, Engineering Group, PWD  
Dean Wall, St. Maintenance, PWD  
Josie Gutierrez, New Meter Sales, Finance Group, PWD  
Richard Zamora, Engineering Group, PWD  
f/Project No. 4989.90  
f/Readers  
f/Warranty:Contract



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

March 14, 1994

J. Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87109

RE: FINAL PLAT APPROVAL FOR LOT 29, ALVARADO GARDENS (G-12/D20) ENGINEER'S  
STAMP DATED 3/14/94

Dear Mr. Bordenave:

Based upon your 3/1/94 submittal, Final Plat approval is granted for the referenced project.

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

Sincerely,

Scott Davis  
PWD, Hydrology Division

(WP+8201)

c: File



6802 D.R.C. Project No. \_\_\_\_\_

Date Submitted: 12/28/93

EXHIBIT "A"  
to Subdivision Improvements Agreement

Subdivision Improvements Agreement for: Preliminary Plat Approval X  
Site Development Plan Approval \_\_\_\_\_

DEVELOPMENT REVIEW BOARD (D.R.B.)

REQUIRED INFRASTRUCTURE LISTING

for

EAST 1/2 LOT 29, ALVARADO GARDENS, UNIT 3

Following is a summary of Public/Private Infrastructure required to be constructed or financially guaranteed to be constructed for the above development. This summary is not necessarily a complete listing. During the design process, if the City determines that appurtenant items have not been included in the summary, those items will be included in the listing and related financial guarantee, if the items normally are Subdivider responsibility. In addition, any unforeseen items which arise during construction which are necessary to complete the project and which normally are the Subdivider's responsibility are the responsibility of the Subdivider and will be included in the financial guarantee provided to the City.

Size	Type of Improvement	Location	From	To
6"	Water Line	25' esmt	Veranda Rd	Lot 29-A-4 270' S.
8"	Sewer Line	20'/25' esmt	Candelaria	Lot 29-A-1 370' N.
30'	DRIVEWAY Relocation	Candelaria		
20'	Access Drive	W. Side 29-A-5	Candelaria	29-A-4
25'	Access Drive	W. Side 29-A-4	29-A-5	Veranda Rd
	Asphalt Paving	thru 29-A-1		
2' or -	Retaining Wall	E. & W. Side	29-A-5	Veranda Rd
		29-A-4 thru 29-A-1		
1' or -	Retaining Wall	S. Side 29-A-4	E. Prop.	Access Dr.
20'	Temp. Pavement	Veranda Rd	W. Prop.	Glenwood Rd
4' Sdwlk, Std Curb & 22' Res. Pavement		Veranda Rd	E. Prop.	W. Prop.

PROVIDE CERTIFICATION OF THE APPROVED GRADING & DRAINAGE PLAN BY THE DEVELOPERS ENGINEER. THE CERTIFICATION WILL ALSO INCLUDE PRIVATE RETAINING WALLS AND PRIVATE ROAD AND THE CONNECTION TO CANDELARIA, FINANCIAL GUARANTEES WILL NOT BE REQUIRED FOR THESE ITEMS, HOWEVER, THE FINANCIAL GUARANTEES & SIA WILL NOT BE RELEASED WITHOUT THIS CERTIFICATION

*[Signature]*  
1/18/94

Prepared by: *[Signature]*

Print Name : J. J. Bordenave

Firm : Bordenave Designs  
\*\*\*\*\*

### Development Review Board Member Approvals

*[Signature]* 1-18-94  
Traffic Date

*Carol L. Schneider* 1/18/94  
Parks and Recreation Date  
*General Service*

*[Signature]* 1-18-94  
City Engineer/AMAFCA Date

*Robert W. Kane* 1-18-94  
Water/Liquid Waste Date

*[Signature]* 1/18/94  
DRB Chairman Date

STATE OF NEW MEXICO  
COUNTY OF BERNALILLO  
FILED FOR RECORD

1994 FEB 24 AM 11:03

94-6 6795-6803  
BK PG  
JUDY D. WOODWARD  
CO. CLERK & REC'D  
*[Signature]*



# DRAINAGE INFORMATION SHEET

PROJECT TITLE: E 1/2 Lot 29 Alvarado Gardens ZONE ATLAS/DRNG. FILE #: G12/D20

DRB #: 93-41 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: E 1/2 Lot 29, Alvarado Gardens, Unit 1

CITY ADDRESS: Candelaria

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: P.O. Box 91194 PHONE: 823-1344

OWNER: B. Pearson CONTACT: B. Pearson

ADDRESS: 255 Staab St, Santa Fe, NM PHONE: 1-982-4411

87501

ARCHITECT: Johnson Designs CONTACT: B. Johnson

ADDRESS: 3500 Comanche NE Bldg A PHONE: 888-8885

suite 2 87107

SURVEYOR: E. Maxwell Doak CONTACT: M. Doak

ADDRESS: 4404 de la Cruz NW 87107 PHONE: 344-4492

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

## 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)

DATE SUBMITTED: PPB 02/28/94

BY: PPB



# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 3, 1994

J. Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

RE: PRELIMINARY PLAT APPROVAL FOR LOT 29, ALVARADO GARDENS (G-12/D20)  
ENGINEER'S STAMP DATED 12/22/93

Dear Mr. Bordenave:

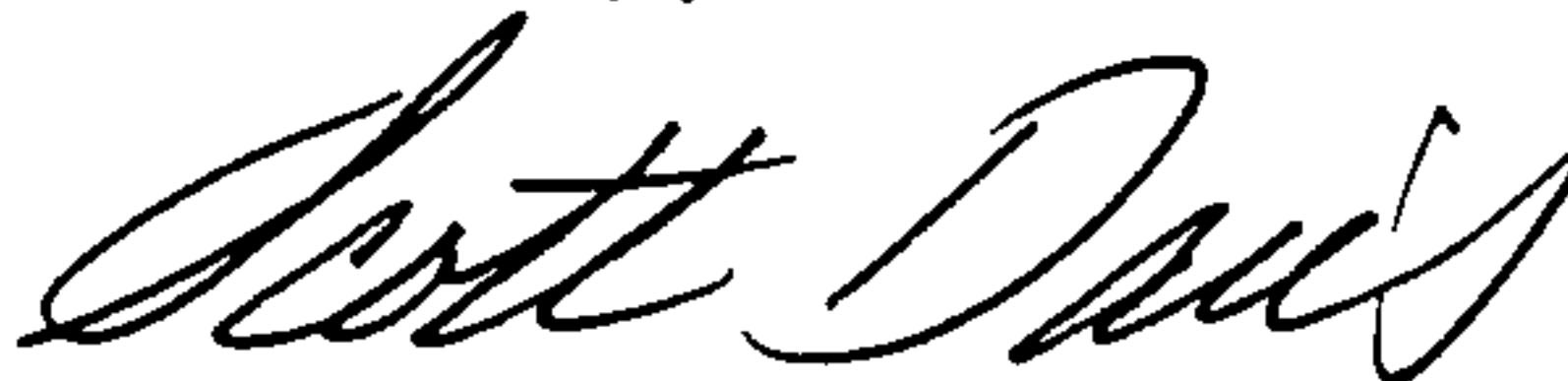
Having reviewed your submittal made on 12/28/93 for the referenced project, there appears to be several outstanding issues which need to be addressed prior to Preliminary Plat approval:

1. Although you state that a drainage easement has been added to the plat on all common lot lines, I fail to see it on the plat submitted to this office.
2. Having read your response to Mr. Montoya's comment relating to free discharge from the site, I reviewed the project file relating to G-12/D15. In that file it was determined that free discharge would be allowed if SAD-194 improvements were constructed. If SAD-194 were not constructed, free discharge would also have been allowed if the design engineer could show that no private properties west of the site along Veranda would be flooded. Since neither of these occurred, an adequately sized retention pond was required which would temporarily retain developed flows until such time the SAD-194 improvements were completed. Since it appears that, to date, the SAD-194 improvements have still not been constructed, it would seem that Mr. Montoya's original comment concerning available downstream capacity would still apply. If you can show that your developed flows can safely be conveyed west along Veranda to Glenwood Road, without impacting any private properties, then I believe free discharge from your site would be an acceptable alternative, thus eliminating the need for a retention facility on your site.

PUBLIC WORKS DEPARTMENT

If either Bernie Montoya or myself can be of further assistance, feel free to call us at either 768-2650 or 3622 respectively.

Sincerely,

A handwritten signature in cursive script, appearing to read "Scott Davis".

Scott Davis  
PWD, Hydrology Division

WP+8201

xc: file

DEC 28 1964  
HYDROLOGY DIVISION

Prepared by: J. J. Bordenave

Print Name : J. J. Bordenave

Firm : Bordenave Designs

\*\*\*\*\*

Development Review Board Member Approvals

Traffic Date

Parks and Recreation Date

City Engineer/AMAFCA Date

Water/Liquid Waste Date

DRB Chairman Date





# *City of Albuquerque*

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 11, 1994

J. Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

RE: PRELIMINARY PLAT APPROVAL FOR LOT 29, ALVARADO GARDENS (G-12/D20)  
ENGINEER'S STAMP DATED 12/22/93

Dear Mr. Bordenave:

Having considered your response to my comments dated 1/3/94 concerning the referenced project, the Hydrology Division approves your plan for Preliminary Plat sign-off.

If I can be of further assistance, please call me at 768-3622.

Sincerely,

Scott Davis  
PWD, Hydrology Division

(WP+ 8201)  
xc: file

PUBLIC WORKS DEPARTMENT

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Lot 29, Alvarado Gardens ZONE ATLAS/DRNG. FILE #: G12/D20

DRB #: 93-41 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: E 1/2 Lot 29, Alvarado Gardens, Unit 3

CITY ADDRESS: Candelaria Rd NW

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: P.O. Box 91194 87199 PHONE: 1-823-1344

OWNER: Thunderbird Realty CONTACT: B. Pearson

ADDRESS: 255 Staab St., Santa Fe PHONE: 1-982-4411

ARCHITECT: Johnson Designs CONTACT: B. Johnson

ADDRESS: \_\_\_\_\_ PHONE: 888-8885

SURVEYOR: E. Maxwell Doak CONTACT: M. Doak

ADDRESS: 4404 de la Cruz NW PHONE: 344-4492

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:

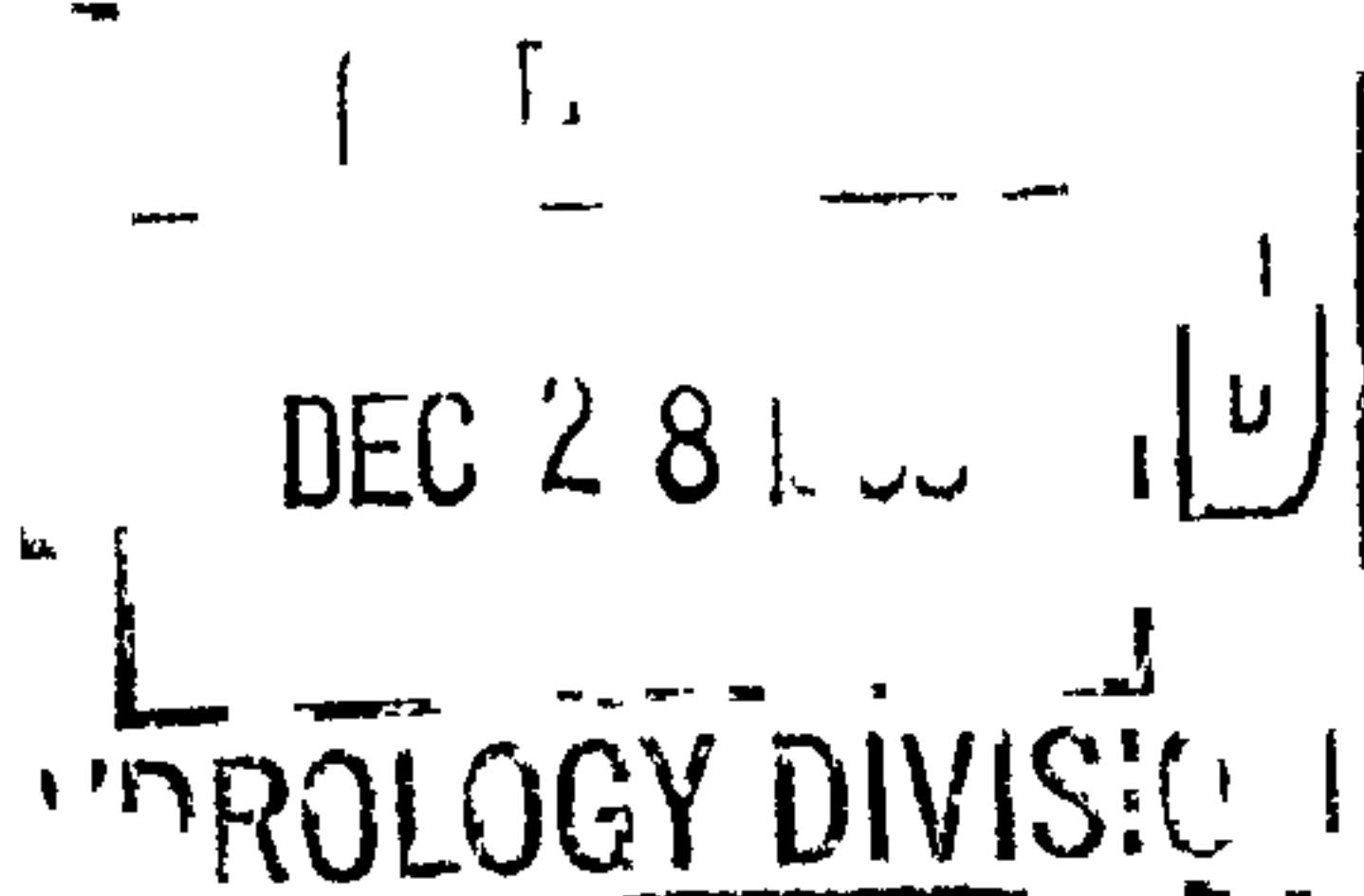
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

## CHECK TYPE OF APPROVAL SOUGHT:

- ☐ SKETCH PLAT APPROVAL
- ☒ PRELIMINARY PLAT APPROVAL
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- ☐ CERTIFICATE OF OCCUPANCY APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 12/28/93

BY: Jf Barline



# Bordenave Designs

December 22, 1993

Public Works Department/Hydrology  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, NM 87103

Attn: Mr. Bernie Montoya  
Re: G12-D20, Lot 29, Alvarado Gardens, Unit 3

Dear Sir:

The following is written in response to your comments for the subject project dated Dec. 15, 1993. Responses are in the same numerical order as the comments.

1. The streets have been labeled.
2. A copy of the preliminary plat is attached.
3. The easement width is shown on the plat and is as requested by Transportation.
4. A copy of the Infrastructure List is attached.
5. There is an existing 20 feet of right-of-way per the plat of record for Alvarado Gardens filed May 20, 1937 in Vol. D-1, Folio 107.
6. Free discharge was established by Mr. Carlos Montoya for G12-D15. G12-D15 is located immediately west of the subject site.
7. A drainage easement on the common lot lines has been added to the plat.
8. Basin lines have been added to the plan.
9. Typical sections have been added to the plan.
10. The buildings are shown with shed type roofs. If this condition changes it will be corrected when the plan is submitted for Building Permit.

Thank you for your prompt review and comments.

Sincerely,



P.O. Box 91194  
Albuquerque, NM 87199-1194  
(505) 823-1344

DEC 28 1993

HYDROLOGY DEPT 1513

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Lot 29, Alvarado Gardens ZONE ATLAS/DRNG. FILE #: G12/820

DRB #: 93-41 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: E 1/2 Lot 29, Alvarado Gardens, Unit 1

CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: P.O. Box 91194 87199 PHONE: 823-1344

OWNER: Thunderbird Realty CONTACT: B. Pearson

ADDRESS: 255 Staab St., Santa Fe, NM 87501 PHONE: 1-982-4411

ARCHITECT: Johnson Designs CONTACT: B. Johnson

ADDRESS: \_\_\_\_\_ PHONE: 888-8885

SURVEYOR: E. Maxwell Doak CONTACT: M. Doak

ADDRESS: 4404 de la Cruz NW Alb. NM 87107 PHONE: 344-4492

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

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

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- ☐ COPY PROVIDED

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- ☐ S.A.D. DRAINAGE REPORT
- ☐ DRAINAGE REQUIREMENTS
- ☐ OTHER \_\_\_\_\_ (SPECIFY)

DATE SUBMITTED: 12/12/93

BY: [Signature]

DEC 13 1993  
[Signature]





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 15, 1993

Jake Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

RE: DRAINAGE PLAN FOR LOT 29, ALVARADO GARDENS (G12-D20)  
ENGINEER'S STAMP DATED 12/12/93.

Dear Mr. Bordenave:

Based on the information provided on your December 13, 1993 submittal, listed are some concerns that will need to be addressed prior to Preliminary Plat approval:

1. Label the two streets on the plan drawing. ✓
2. Copy of proposed replat with resubmittal. ✓
3. Within Lot 29-A-5 is there sufficient width for the required access, or is there less width in certain areas? If there is not the required width, please identify the true width on the plan drawing. ✓
4. Copy of proposed infrastructure list. ✓
5. Is there an existing easement or Right-of-Way where you propose the temporary 20' asphalt road? If so, please provide documentation. ✓
6. You must evaluate the storm sewer capacity on both Veranda & Candelaria to allow for free discharge.
7. If you intend on using the common lot line as the swale to convey runoff around the buildings to the proposed sidewalk culverts, you must identify a common easement on your replat. ✓OK.
8. Please identify the two basins with basin lines. ✓

PUBLIC WORKS DEPARTMENT



Jake Bordenave  
Page 2

9. Typical road section for the proposed 20' temporary asphalt pavement. ✓
10. Direction and location of roof drains. ✓

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

Sincerely,

  
Bernie J. Montoya, CE  
Engineer Associate

BJM/d1/WPHYD/8163

xc: File

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT  
UTILITY DEVELOPMENT DIVISION/HYDROLOGY SECTION

PRE-DESIGN CONFERENCE

RAINAGE FILE/ZONE ATLAS PAGE NO.: G-12 DATE: 11-2-93

EPC NO.: \_\_\_\_\_ DRB NO.: \_\_\_\_\_ ZONE: R-2

SUBJECT: \_\_\_\_\_

STREET ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION: East 1/2 of Lot 29 Alvarado Gardens Unit 3

APPROVAL REQUESTED: ☒ PRELIMINARY PLAT ☐ FINAL PLAT  
☐ SITE DEVELOPMENT PLAN ☒ BUILDING PERMIT  
☐ GRADING/PAVING PERMIT ☐ OTHER

ATTENDANCE: 

WHO	REPRESENTING
<u>Jake Bordenave</u>	_____
<u>John P. Curtin</u>	<u>PWD/Hydrology</u>

FINDINGS:  
Check storm drain in Veranda  
& the one in Candelaria to verify  
downstream capacity. ~~the~~ Capacity  
must be prorated to all users.  
If sufficient capacity is not  
available runoff must be detained  
on site.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: [Signature]

TITLE: \_\_\_\_\_

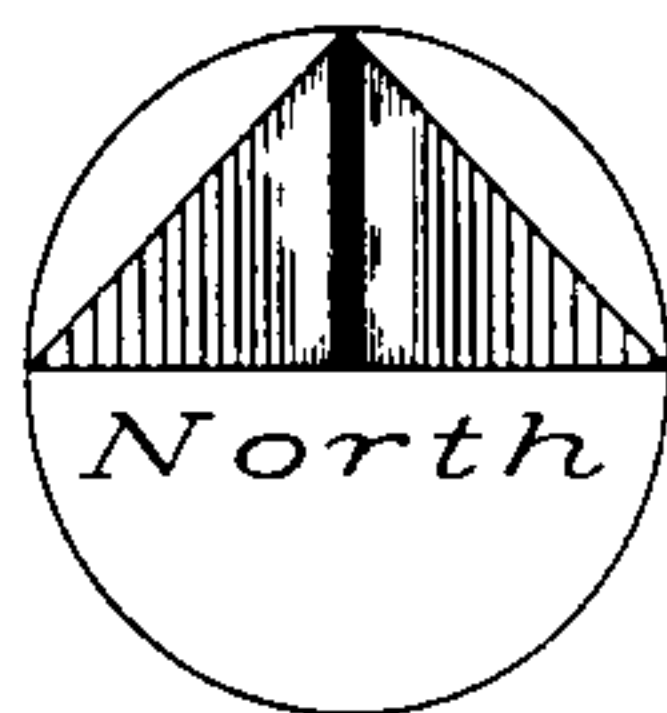
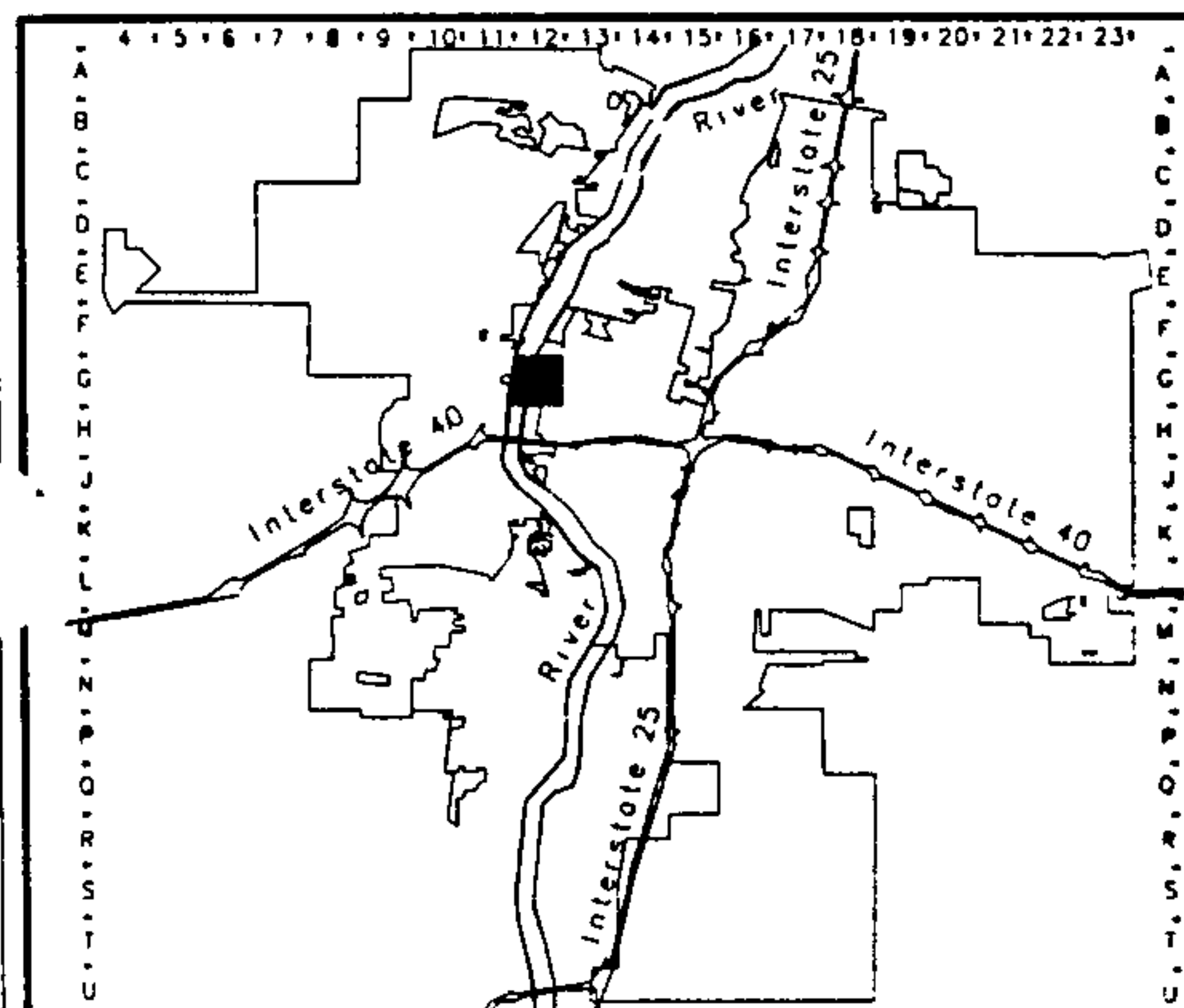
DATE: 11/02/93

SIGNED: [Signature]

TITLE: CE/Hydrology

DATE: 11-2-93

**\*\*NOTE\*\*** PLEASE PROVIDE A COPY OF THIS PRE-DESIGN FORM WITH THE DRAINAGE SUBMITTAL.



750 375 0 750  
Scale 1" = 750'

**A G I S**  
Albuquerque Geographic Information System  
City of Albuquerque

© Planning Department July 07, 1993

LEGAL DESCRIPTION

T10N  
R2E  
SEC 1

UNIFORM PROPERTY CODE

1-012-060

**G-12-Z**





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 15, 2004

Martin Garcia, PE  
ABQ Engineering  
6739 Academy NE, Ste 130  
Albuquerque, NM 87109

**Re: Veranda Compound Grading and Drainage Plan**  
**Engineer's Stamp dated 12-24-03 (G12/D20)**

Dear Mr. Garcia,

Based upon the information provided in your submittal dated 12-24-03, the above referenced plan is approved for Preliminary Plat action by the DRB. Once that board has approved the plan, please submit a mylar copy for my signature in order to obtain a Grading Permit.

If you have any questions, you can contact me at 924-3986.

Sincerely,

Bradley L. Bingham, PE  
Sr. Engineer, Planning Dept.  
Development and Building Services

C: file

December 23, 2003

Mr. Brad Bingham  
City of Albuquerque Development Services  
600 2<sup>nd</sup> Street NW  
Albuquerque, NM 87102

RE: Veranda Compound Grading and Drainage Plan

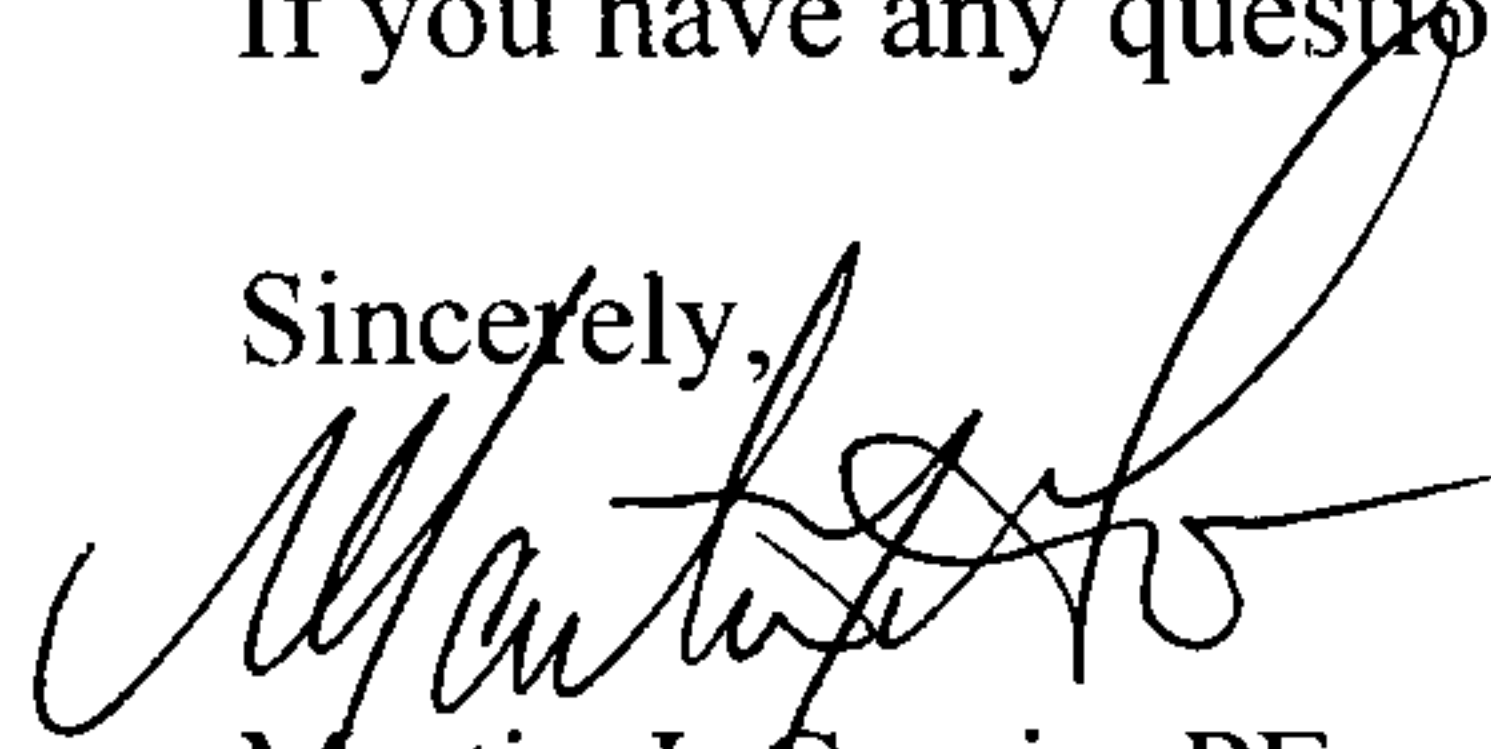
Dear Mr. Bingham:

Submitted herewith is the Grading and Drainage Plan for Veranda Compound subdivision. The subdivision is located on Zone Atlas page G-12 between Candelaria Rd and Veranda Street in the North Valley. The site is currently vacant and had a grading and drainage plan approved in 1997.

The Subdivision will be before the DRB on January 7, 2004 for Vacation and subdivision action. I have enclosed a copy of the Zone Atlas page for your information and use.

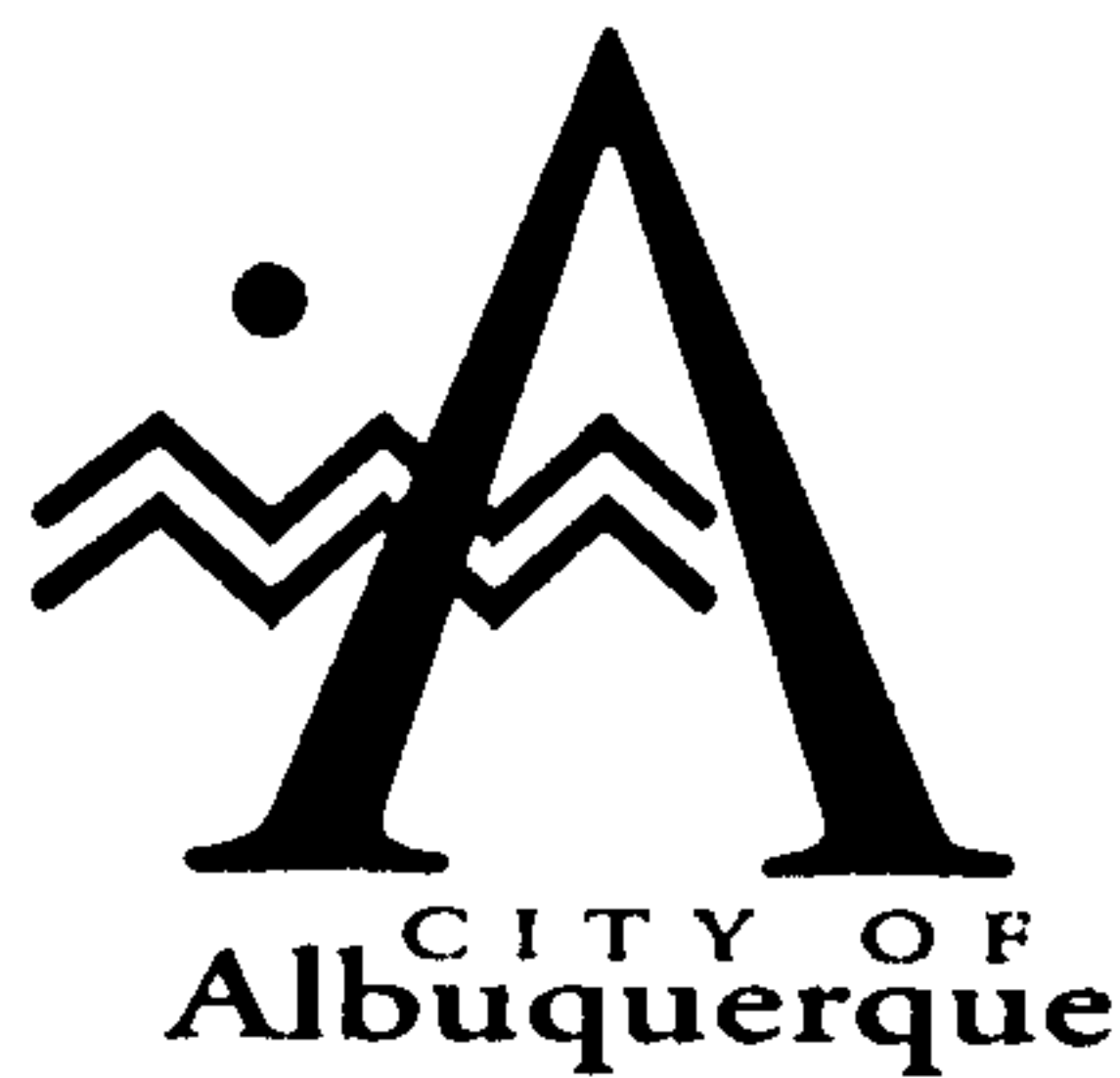
If you have any questions or require additional information, please call me at 255-7802.

Sincerely,



Martin J. Garcia, PE  
ABQ Engineering, Inc.  
23137





Martin J. Chávez, Mayor

May 13, 1997

Jake Bordenave  
Bordenave Designs  
P.O. Box 9114  
Albuquerque, New Mexico 87199

RE: REVISED DRAINAGE PLAN FOR VERANDA STREET CONDOMINIUMS  
(G12-D20) DATED 5/8/97

Dear Mr. Bordenave:

Based on the information provided on your May 8, 1997 resubmittal, the above referenced site is approved for Building Permit and SO19.

Please attach a copy of this approved plan to the construction sets prior to sign-off by Hydrology.

Also, any work done within City R/W will require a separate permit. A copy of this approval letter must be on hand when applying for the excavation permit.

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

If I can be of further assistance, please feel free to contact me at 924-3986.

C: Andrew Garcia  
Arlene Portillo

File

Sincerely

Bernie J. Montoya CE  
Associate Engineer

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



## DRAINAGE INFORMATION SHEET

### PROJECT DATA:

TITLE: VERANDA STREET CONDOMINIUMS

DRNG. FILE #:G12/D20

DRB #:

EPC #:

-

WORK ORDER #: -

LEGAL DESCRIPTION: LOTS 29-A-1 THRU 29-A-4, ALVARADO GARDENS, UNIT 3

CITY ADDRESS: VERANDA ROAD NW

**ENGINEERING FIRM:** BORDENAVE DESIGNS

CONTACT: J. BORDENAVE

ADDRESS:P.O. BOX 91194, 8710

PHONE: 823-1344

**OWNER:** M. EAVES

CONTACT: M. EAVES

ADDRESS: 120 CENTRAL SW, RM 603, 87102

PHONE: 869-4403

**ARCHITECT:** ERIC MILLER

CONTACT: T. GENTRY

ADDRESS: 901 RIO GRANDE NW, SUITE D220A, 87104

PHONE: 764-8550

**SURVEYOR:** E.M. DOAK

CONTACT: M. DOAK

ADDRESS:637 SOLAR NW, 87107

PHONE: 344-4492

**CONTRACTOR:**

CONTACT:

ADDRESS:

PHONE:

### TYPE OF SUBMITTAL:

☐ CONCEPT GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☒ DRAINAGE PLAN

☒ DRAINAGE REPORT

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ OTHER:

### TYPE OF APPROVAL SOUGHT:

☐ SECTOR PLAN

☐ SKETCH PLAT

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ SITE DEV. PLAN FOR SUBD.

☐ SITE DEV. PLAN FOR PERMIT

☐ GRADING PERMIT

☐ PAVING PERMIT

☐ FOUNDATION PERMIT

☒ BUILDING PERMIT

☐ CERTIFICATE OF OCCUPANCY

☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☒ OTHER: SO #19

### PRE-DESIGN MEETING:

☐ YES

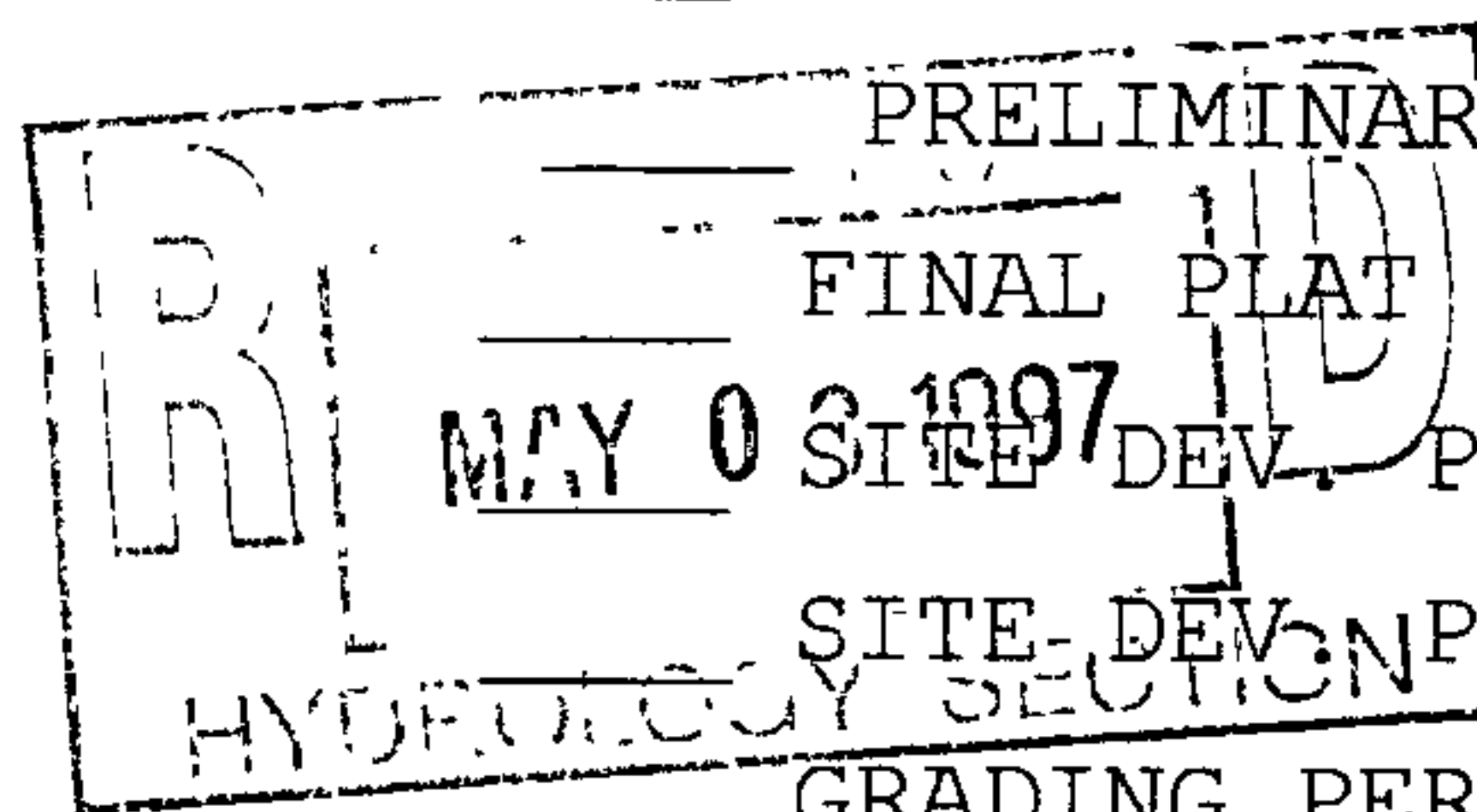
☒ NO

☐ COPY OF MINUTES PROVIDED

**DATE SUBMITTED:** 05/08/97

**BY:**

*[Signature]*



# **B Bordenave Designs**

May 08, 1997

City of Albuquerque  
PWD/Hydrology  
P O Box 1293  
Albuquerque, NM 87103

Attn: Mr. Bernie Montoya  
Re: G12/D20

Dear Mr. Montoya:

The following is written in response to your comments dated May 2, 1997 and as discussed in our telephone conversation on May 8, 1997. The responses are in the same order as the comments.

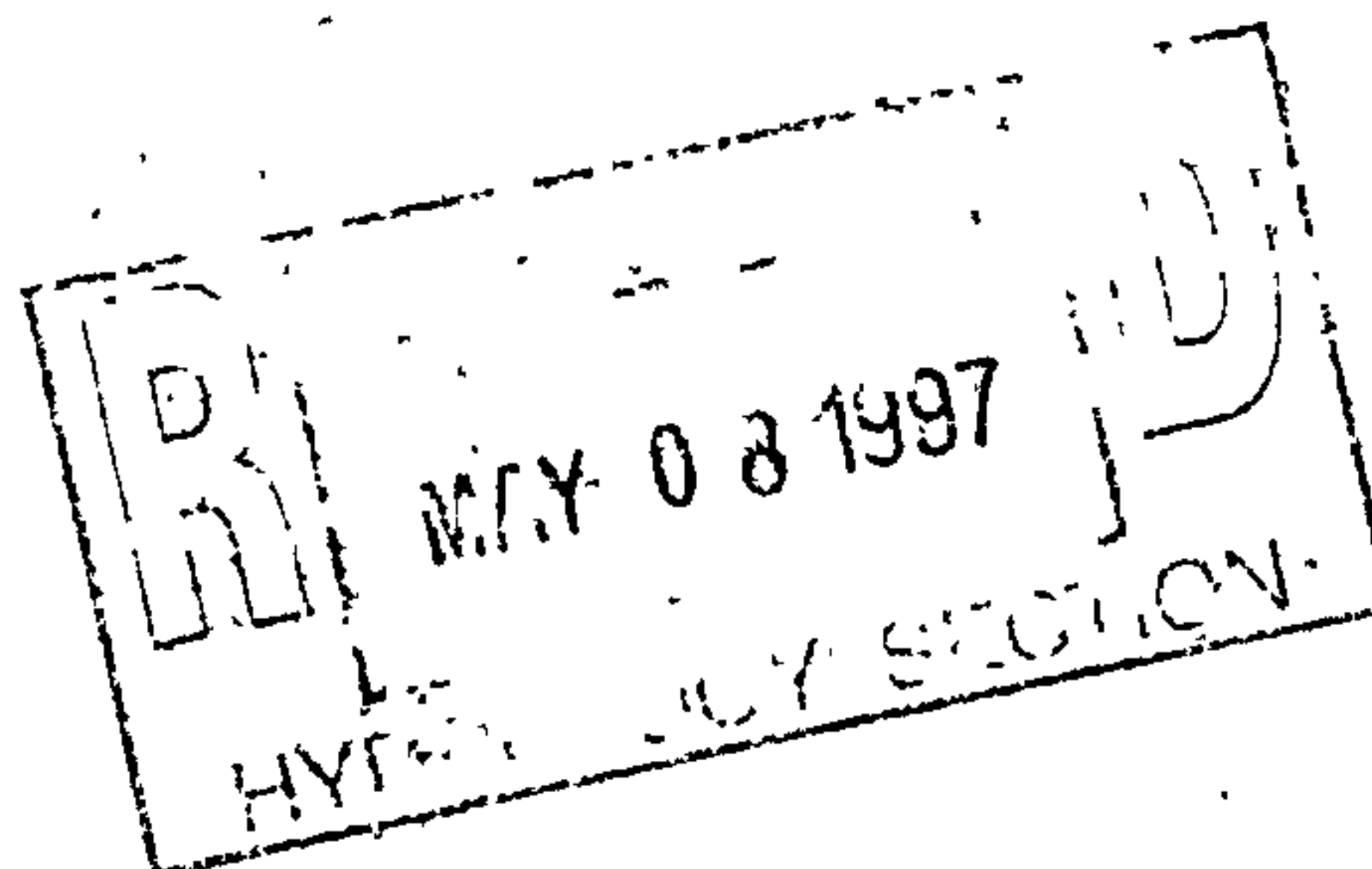
1. The finish floor elevations shown are adequate per our conversation. A note has been added to the plan to indicate the desire to have the front yards drained.
2. The sidewalk culverts do not have to be included in the plan per our conversation however a grading note as discussed in #1 above shall be added to the plan.
3. A note stating that the channel shall not be blocked by the wall has been added to the plan per our conversation.
4. The drainage basins have been adequately delineated on the previous submittal per our conversation.

Thank you for your review, comments and willingness to resolve issues on the phone.

Sincerely,



Jean U. (Jake) Bordenave



P.O. Box 91194  
Albuquerque, NM 87199-1194  
(505) 823-1344



CITY OF  
**Albuquerque**  
Public Works Department

MAY 2, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Jake Bordenave  
Bordenave Designs  
P.O. Box 9114  
Albuquerque, New Mexico 87199

612-D20

**RE: VERANDA STREET CONDOMINIUMS (G20/D20) DRAINAGE PLAN FOR  
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 4/8/97.**

Dear Mr. Bordenave:

Based on the information provided on your April 15, 1997 submittal, City Hydrology has the following comments:

1. ✓ Please show finish floor elevations to full mean sea level on each unit. Also, please show more spot elevations on the east and west of the sidewalk.
2. The proposed sidewalk culverts still have to be incorporated on your design to assure that all of the developed roof run-off is routed to the asphalt parking area.
3. It is still unclear how the site yard walls perpendicular to the concrete channel will allow flows through the channel without an opening.
4. The proposed drainage basins need to be clarified on the original drainage plan. They are not clear on your resubmittal.

If I could be of any further information, please feel free to contact me at 924-3986

Sincerely,

Bernie Montoya  
Engineering Associate

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103





# DRAINAGE INFORMATION SHEET

FAX  
823-1344

## PROJECT DATA:

TITLE: VERANDA STREET CONDOMINIUMS

DRNG. FILE #: G12/D20

DRB #:

EPC #:

-

WORK ORDER #: -

LEGAL DESCRIPTION: LOTS 29-A-1 THRU 29-A-4, ALVARADO GARDENS, UNIT 3

CITY ADDRESS: VERANDA ROAD NW

**ENGINEERING FIRM:** BORDENAVE DESIGNS

CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194, 87110

PHONE: 823-1344

**OWNER:** M. EAVES

CONTACT: M. EAVES

ADDRESS: 120 CENTRAL SW, RM 603, 87102

PHONE: 869-4403

**ARCHITECT:** ERIC MILLER

CONTACT: T. GENTRY

ADDRESS: 901 RIO GRANDE NW, SUITE D220A, 87104

PHONE: 764-8550

**SURVEYOR:** E.M. DOAK

CONTACT: M. DOAK

ADDRESS: 637 SOLAR NW, 87107

PHONE: 344-4492

**CONTRACTOR:**

CONTACT:

ADDRESS:

PHONE:

## TYPE OF SUBMITTAL:

☐ CONCEPT GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☒ DRAINAGE PLAN

☒ DRAINAGE REPORT

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ OTHER:

## PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY OF MINUTES PROVIDED

## TYPE OF APPROVAL SOUGHT:

☐ SECTOR PLAN

☐ SKETCH PLAT

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ SITE DEV. PLAN FOR SUBD.

☐ SITE DEV. PLAN FOR PERMIT

☐ GRADING PERMIT

☐ PAVING PERMIT

☐ FOUNDATION PERMIT

☒ BUILDING PERMIT

☐ CERTIFICATE OF OCCUPANCY

☐ S.A.D. DRAINAGE REPORT

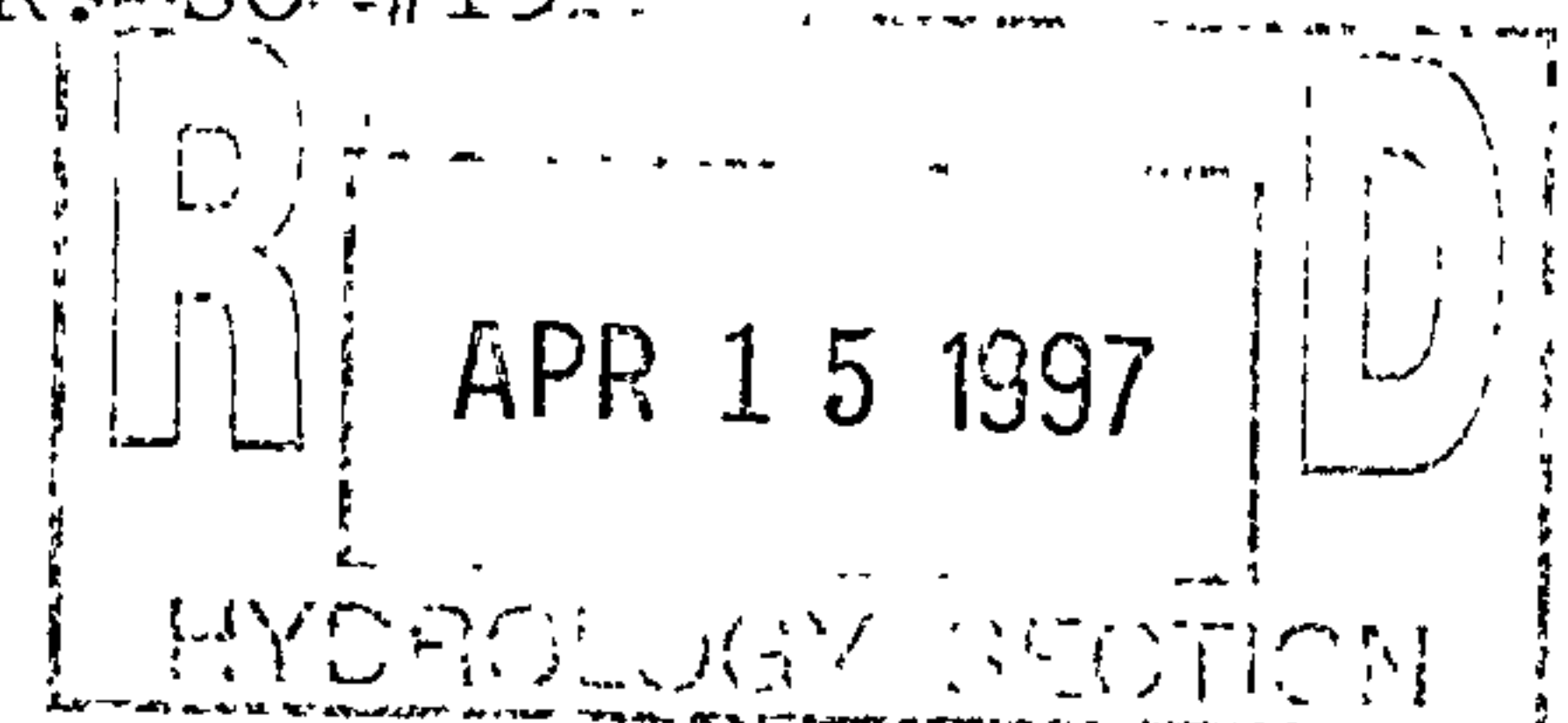
☐ DRAINAGE REQUIREMENTS

☒ OTHER: SO #19

DATE SUBMITTED: 04/14/97

BY:

*[Signature]*





# **B Bordenave Designs**

April 07, 1997

City of Albuquerque  
PWD/Hydrology  
P O Box 1293  
Albuquerque, NM 87103

Attn: Ms. Lisa Manwill, PE  
Re: G12/D20

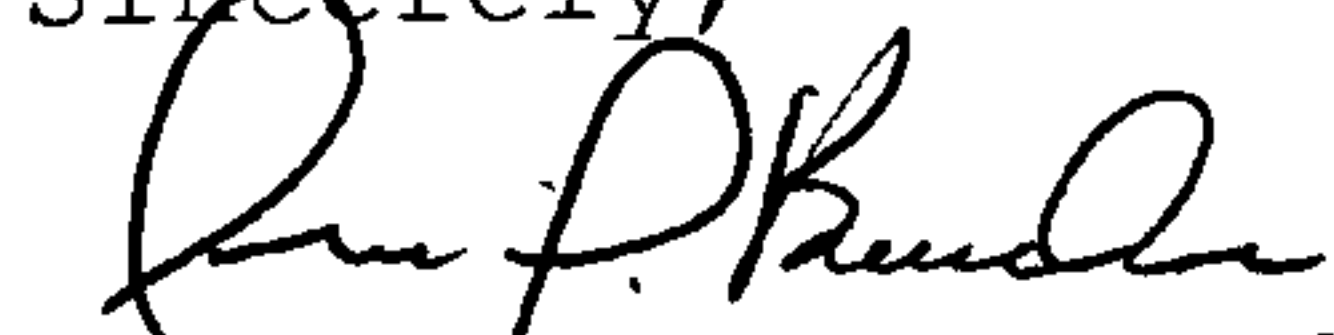
Dear Ms. Manwill:

The following is written in response to your comments dated March 25, 1997. The responses are in the same order as the comments.

1. Additional spot elevations have been added to the plan.  
All but one of the sidewalk culverts have been removed.
2. The side lot line fence has been added to the detail.  
Note that the fence is wood and easily spans the channel.
3. The sidewalk culverts called out are on private property.  
In order to avoid a conflict the Owner has elected to delete the sidewalk culverts.
4. The subbasins have been added to the blue line with a highlighter. They are not shown on the original as this life work and narrative becomes confusing to those trying to construct the project.
5. A copy of the proposed plat is attached to this submittal.
6. The remaining sidewalk culvert is a continuation of the concrete channel and has essentially the same hydraulics.
7. Flow arrows have been added to the plan.
8. Yes. The proposed plat shows the location of proposed easements.
9. The word residential has been added to note number 5 under NOTICE TO CONTRACTOR.
10. SO #19 has been added to the request for approval on the Drainage Information Sheet.

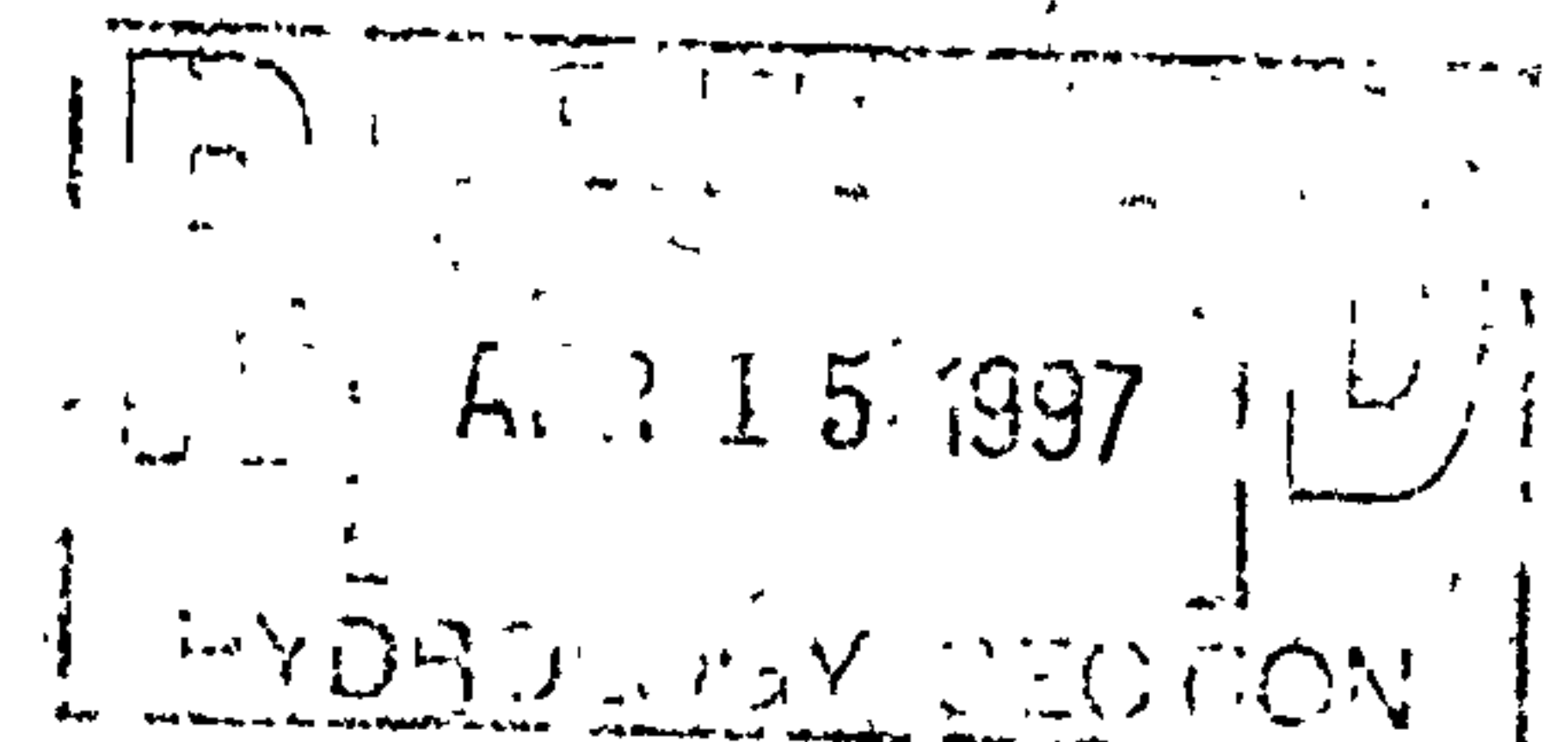
Thank you for your review and comments.

Sincerely,



Jean J. (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
(505) 823-1344



**BORDENAVE DESIGNS**

P.O. BOX 91194  
ALBUQUERQUE, NM 87199-1194  
PHONE/FAX (505) 823-1344

**LETTER OF TRANSMITTAL**

TO: CITY OF ALBUQUERQUE PWD/HYDROLOGY ALBUQUERQUE, NM	DATE: 04/28/97	PROJECT NO: 9630
	PROJECT NAME: VERANDA CONDOMINIUMS	

**ATTN: BERNIE MONTOYA****TRANSMITTED:**

- ☒ HEREWITH  
☐ UNDER SEPARATE COVER VIA

**FOR YOUR:**

- |  |   |                                      |
|--|---|--------------------------------------|
| <input type="checkbox"/> DISTRIBUTION TO PARTIES | <input type="checkbox"/> APPROVAL       | <input type="checkbox"/> INFORMATION |
| <input type="checkbox"/> REVIEW AND COMMENT      | <input checked="" type="checkbox"/> USE | <input type="checkbox"/> RECORD      |
| <input type="checkbox"/> RECORDATION             |   |                                      |

**THE FOLLOWING:**

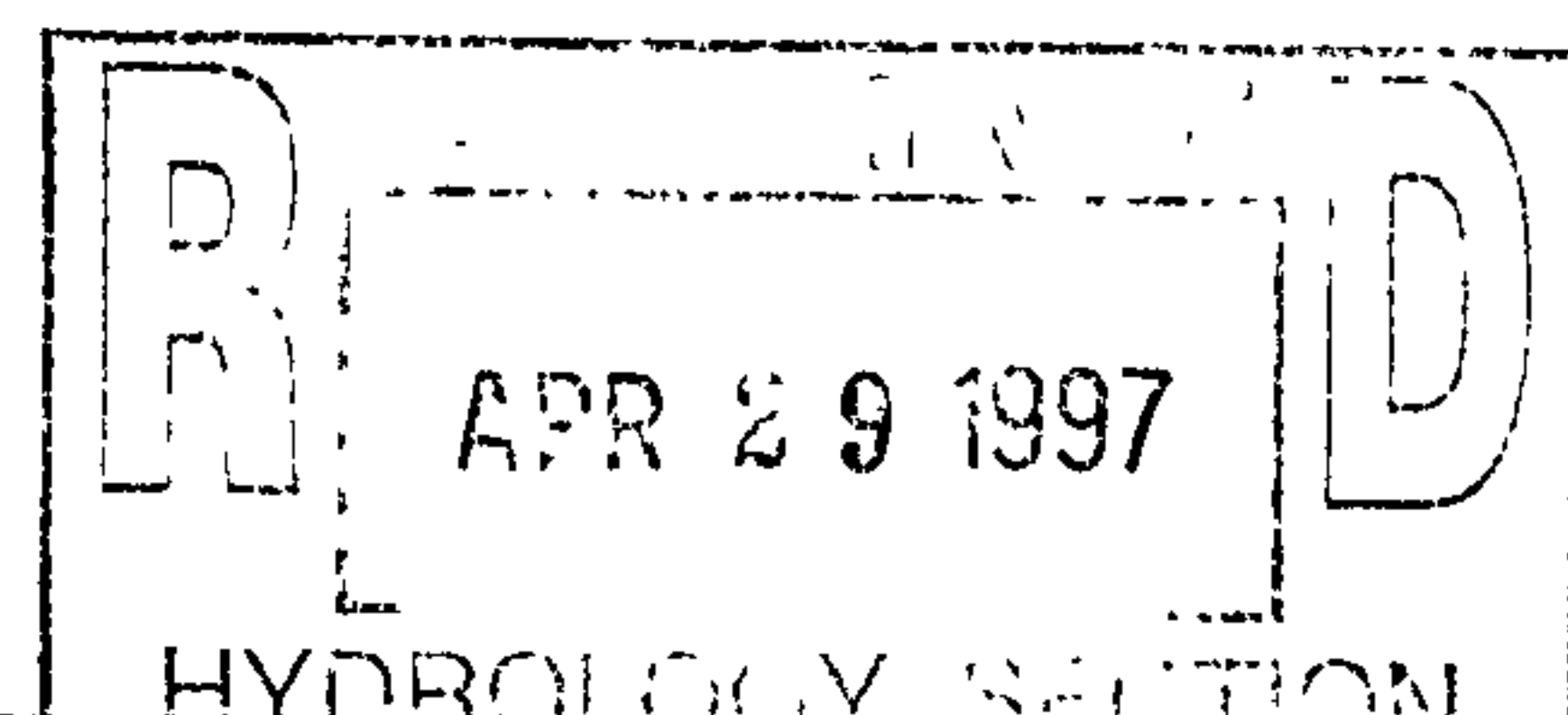
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> DRAWING(S)     | <input type="checkbox"/> SHOP DRAWING(S) | <input checked="" type="checkbox"/> SEE BELOW |
| <input type="checkbox"/> COPY OF LETTER | <input type="checkbox"/> CALCULATIONS    | <input type="checkbox"/> SPECIFICATIONS       |

COPIES	DATE	DESCRIPTION	ACTION CODE
1	04/08/97	GRADING AND DRAINAGE PLAN - BLUELINE	E
1		COPY OF PROPOSED PLAT	E

ACTION CODES: A. Action indicated on item transmitted  
B. No action required  
C. Sign and return to this office  
D. Sign and forward as directed under remarks  
E. See remarks below

**REMARKS:**

THESE ITEMS, THOUGH INCLUDED IN THE LIST OF ATTACHMENTS,  
WERE NOT INCLUDED IN THE PREVIOUS SUBMITTAL.

**COPIES TO:**

FILE

IF ENCLOSURE IS NOT AS NOTED, PLEASE NOTIFY ME

**FROM: J.J. BORDENAVE**

**Bingham, Brad L.**

---

**From:** kooimt@comcast.net  
**Sent:** Wednesday, January 28, 2009 2:32 PM  
**To:** Bingham, Brad L.  
**Subject:** RE: Veranda Compound Settlement Offer

Hi Mr. Bingham,

Thanks again for meeting with me this afternoon. Attached is a copy of the settlement offer made to the Veranda Compound Home Owners Association by Los Candelarias Partners, LLC.

If you have any questions for me, please feel free to contact me on my cell phone at 505-670-7220. I am looking forward to hearing from you soon.

Thanks,  
Koo Im Tong  
2512 Veranda Rd. NW  
Albuquerque, NM 87107

2/5/2009

## SETTLEMENT AGREEMENT

THIS SETTLEMENT AGREEMENT ("**Agreement**") is entered into by and between THE VERANDA COMPOUND HOMEOWNERS ASSOCIATION, INC., a New Mexico non-profit corporation (the "**Association**") and LOS CANDELARIAS PARTNERS, LLC, a New Mexico limited liability company ("**Candelarias**") as of the \_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

### RECITALS:

WHEREAS, Candelarias was the developer of the Veranda Compound as shown on the plat of Veranda Compound filed in the Bernalillo County, New Mexico real estate records on March 31, 2005 (the "**Compound**");

WHEREAS, the Association has asserted that the grading of the Compound has not adequately provided for the flow of water away from some of the Compound garages (the "**Claim**");

WHEREAS, Candelarias procured the opinion of a civil engineer and had a plan prepared to install concrete drainage rundowns at a cost of \$1,580.01 (the "**Cure Expense**");

✓ which one  
design?

WHEREAS, the Association has been unable to determine whether it desires Candelarias to implement the cure, therefore the parties have agreed that Candelarias shall pay to the Association the Cure Expense, and the Association shall assume the liability with respect to the Claim.

NOW, THEREFORE, the parties agree as follows:

1. Recitals. The Recitals are incorporated herein.
2. Cure Expense. Contemporaneously with the execution of this Agreement, Candelarias shall pay to the Association the sum of \$1,580.01. need to see estimate
3. Indemnification. The Association agrees to release Candelarias from any future liability resulting from the Claim, and to indemnify Candelarias and its principals, Jay Rembe and Chris Calott, from claims from individual members of the Association relating to the Claim.
4. Governing Laws. Except as otherwise specifically provided herein, this Agreement shall be governed by, construed and enforced in accordance with the laws of the State of New Mexico.
5. Notices. "**Notice**" means any notice, demand, request, or other communication or document to be provided under this Agreement to a party. The notice shall be in writing and shall be given to the party at its address or telecopy number set



forth below or at such other address or telecopy number as the party may later specify for that purpose by notice to the other party. Each notice shall, for all purposes, be deemed given and received: (a) if given by telecopy, when the telecopy is transmitted to the party's telecopy number specified below and confirmation of complete receipt is received by that transmitting party during normal business hours or on the next business day if not confirmed during normal business hours; (b) if hand delivered to a party against receipted copy, when the copy of the notice is receipted; (c) if given by a nationally recognized and reputable overnight delivery service, the day on which the notice is actually received by the party; or (d) if given by any other means or if given by certified mail, return receipt requested, postage prepaid, two (2) business days after it is posted with the United States Postal Service, at the address of the party specified below:

Association:

The Veranda Compound Homeowners Association, Inc.

Attn: \_\_\_\_\_

Albuquerque, NM 87 \_\_\_\_\_

Telephone: (505) \_\_\_\_\_

Candelarias:

Los Candelarias Partners, LLC

Attn: Jay Rembe

723 Silver Ave. SW

Albuquerque, New Mexico 87102

Telephone: (505) 242-1871

6. Entire Agreement. This Agreement contains the entire agreement between the parties hereto and all prior understandings, oral or in writing, by the parties hereto with respect to this agreement. No variations, modifications, supplements, waivers or changes herein or hereof shall be binding upon any party hereto unless set forth in a document duly executed by or on behalf of such party.

7. Severability. If any provision of this Agreement or the application thereof to any person or circumstance shall be invalid or unenforceable to any extent, the remainder of this Agreement and the application of such provisions to other persons or circumstance shall not be affected thereby and such provisions shall be enforced to the greatest extent permitted by law.

8. Attorneys' Fees. In the event any action is instituted by any party for the purpose of enforcing or interpreting any provision of this Agreement, the prevailing party in such action shall be entitled to its reasonable attorneys' fees and costs.

Bruno C  
1-505-490  
2176  
238-5890  
Dave Luvran  
889-4174



9. Binding Agreement. This Agreement shall inure to the benefit of and be binding upon the undersigned parties and their respective successors and assigns. Whenever in this Agreement a reference to any party is made, such reference shall be deemed to include a reference to the successors and permitted assigns of such party.

10. Authority. Each individual signing for each of the parties hereunder, warrants and represents that he/she is an authorized agent of such party, on whose benefit he/she is executing this Agreement, and is authorized to execute the same.

11. Further Assurances. Each party agrees to execute such other and further instruments and documents as may be necessary or proper in order to complete the transactions contemplated by this Agreement.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and said counterparts shall constitute but one and the same instrument which may sufficiently be evidenced by one counterpart.

Executed as of day and year first set forth above.

THE VERANDA COMPOUND HOMEOWNERS ASSOCIATION, INC., a  
New Mexico non-profit corporation

By: \_\_\_\_\_

LOS CANDELARIAS PARTNERS, LLC, a  
New Mexico limited liability company

By: \_\_\_\_\_  
Jay Rembe, Managing Member

# DRAINAGE AND TRANSPORTATION INFORMATION SHEET

(REV. 1/28/2003rd)

PROJECT TITLE: Veranda Compound

DRB #: \_\_\_\_\_

EPC#: \_\_\_\_\_

ZONE MAP/DRG. FILE #: G-12 / D20

WORK ORDER#: \_\_\_\_\_

LEGAL DESCRIPTION: Lots 1 through 3 Veranda Street Properties

CITY ADDRESS: \_\_\_\_\_

ENGINEERING FIRM: ABQ Engineering, Inc.

ADDRESS: 6739 Academy NE Suite 130

CITY, STATE: Albuquerque, NM

CONTACT: Martin J. Garcia

PHONE: 255-7802

ZIP CODE: 87109

OWNER: Infill Solutions Inc.

ADDRESS: 7620 Jefferson NE

CITY, STATE: Albuquerque, NM

CONTACT: Jay Rembe

PHONE: 878-0008

ZIP CODE: 87109

ARCHITECT: \_\_\_\_\_

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

CITY, STATE: \_\_\_\_\_

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

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

ZIP CODE: \_\_\_\_\_

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

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

CITY, STATE: \_\_\_\_\_

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

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

ZIP CODE: \_\_\_\_\_

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

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

CITY, STATE: \_\_\_\_\_

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

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

ZIP CODE: \_\_\_\_\_

## CHECK TYPE OF SUBMITTAL:

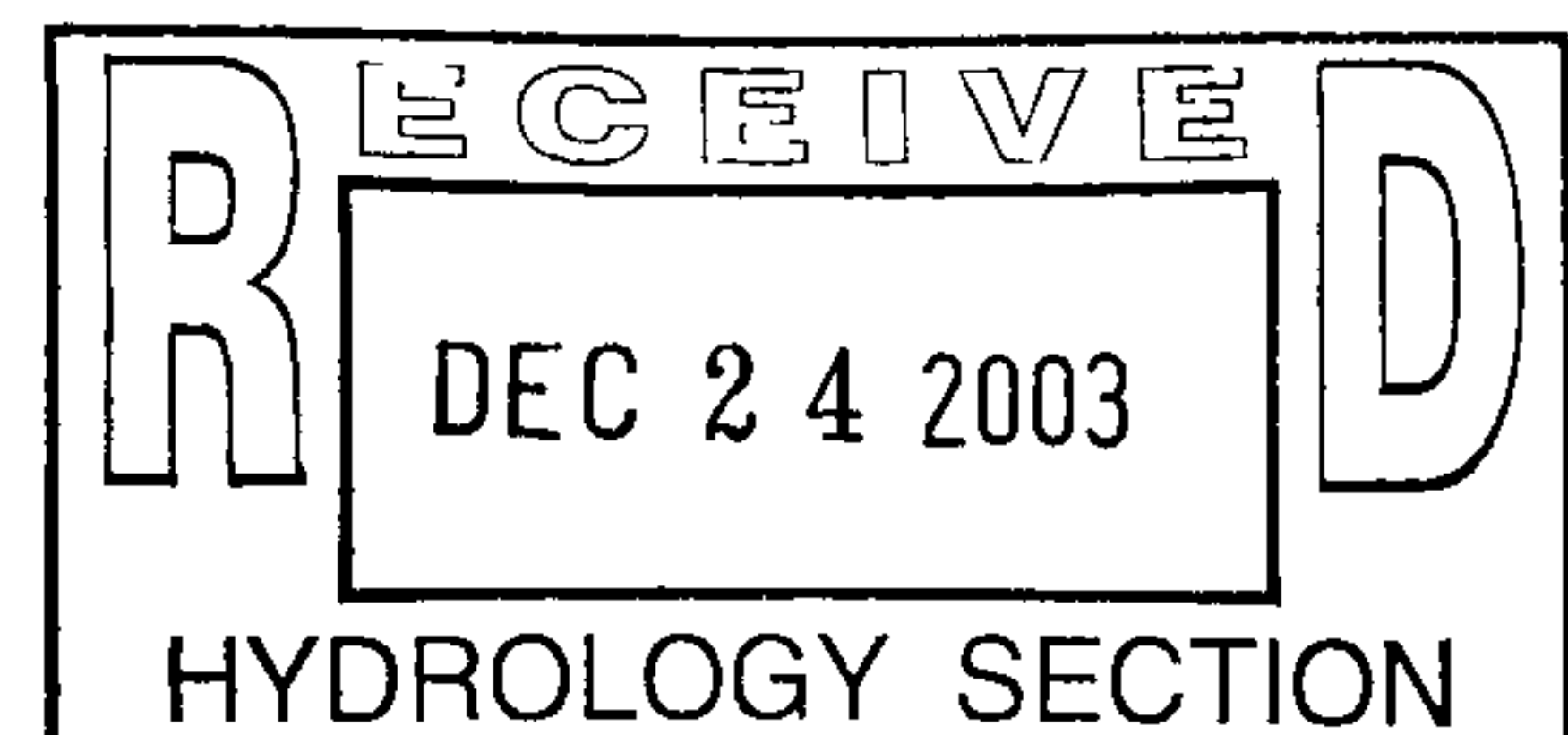
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE PLAN 1<sup>st</sup> SUBMITTAL, **REQUIRES TCL or equal**
- ☒ DRAINAGE PLAN RESUBMITTAL
- ☐ CONCEPTUAL GRADING & DRAINAGE PLAN
- ☒ GRADING PLAN
- ☐ EROSION CONTROL PLAN
- ☐ ENGINEER'S CERTIFICATION (HYDROLOGY)
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL)
- ☐ ENGINEERS 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: December 24, 2003

BY: Martin J. Garcia

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 (5) acres and Sector Plans.

# FAX

PUBLIC WORKS DEPARTMENT  
DEVELOPMENT AND BUILDING SERVICES

CENTER (ONE STOP SHOP)

600 2ND STREET - PLAZA DEL SOL- 2ND FLOOR W  
FAX NO. 924-3864

DATE: 5-7-97

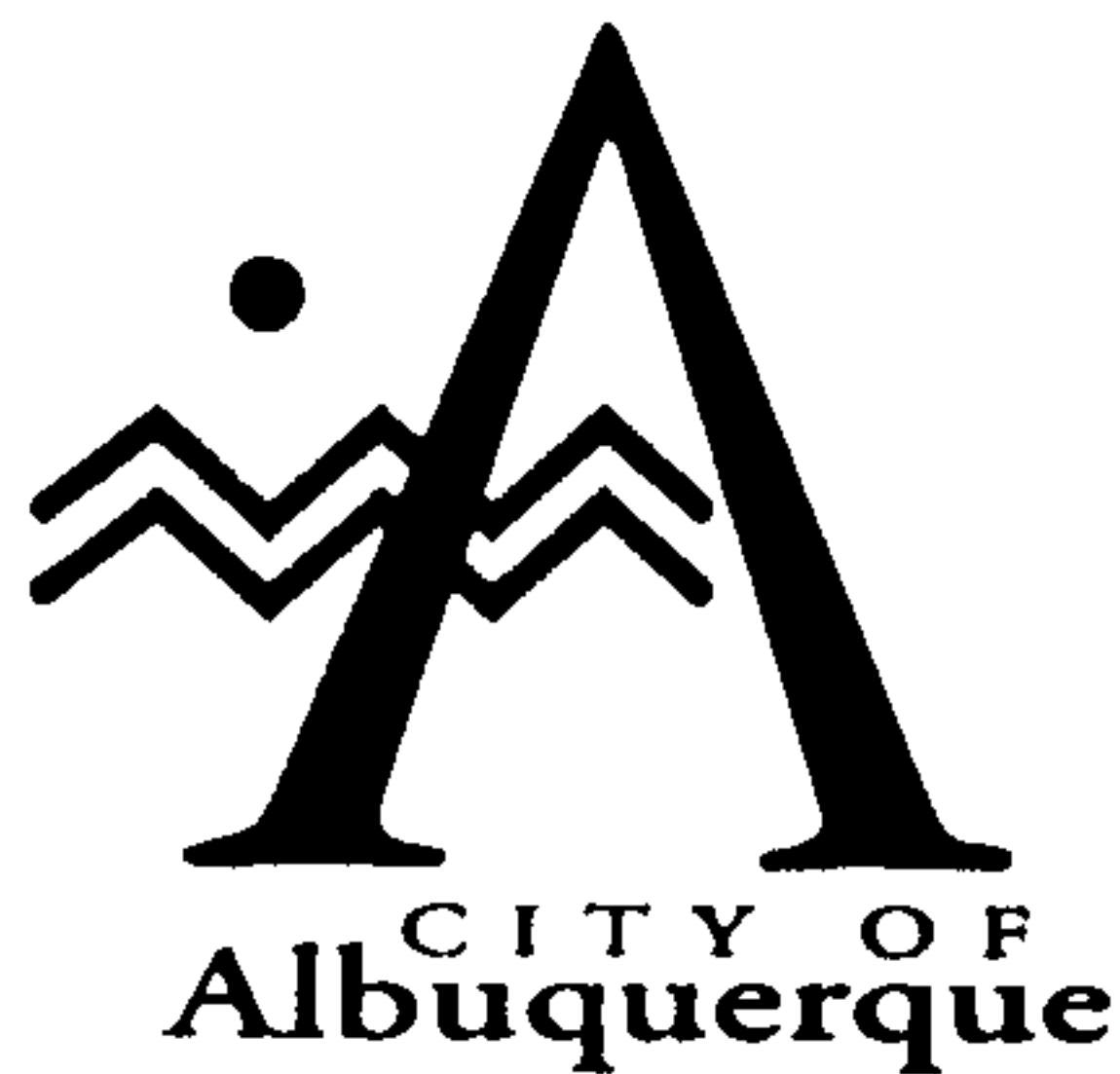
TIME: 4:36 PM

No. of Pages: 2  
(Including Cover Page)

To: JAKE BORDENAVE

From: FRED J. AGUIRRE

Comments: G 20-D20  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



March 25, 1997

Martin J. Chávez, Mayor

Jake Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

**RE: VERANDA STREET CONDOMINIUMS (G12-D20). DRAINAGE PLAN FOR  
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 3-6-97.**

Dear Mr. Bordenave:

Based on the information provided on your February 13, 1997  
submittal, City Hydrology has the following comments:

1. The plan submitted shows three (3) proposed spot elevations and a proposed finish floor elevation. How do you plan on constructing 14 condo units with so few elevations? Please provide more proposed spot elevations (see attachment). Provide invert elevations at all sidewalk culverts.
2. It appears that the backyard walls, separating the units, prohibits water from running thru the channel. On your detail, show this backyard wall that runs perpendicular to the channel.
3. City Standard Detail Number 2236 show a minimum 12-inch wide sidewalk culvert. You have called out a 6-inch wide culvert and referred to Detail Number 2236.
4. It is not clear to me where the proposed basins "A2," "A10," "A11," "B1," "B2," and "A-OFF" are.
5. Provide a copy of the proposed plat.
6. Provide capacity calculations for culverts.

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



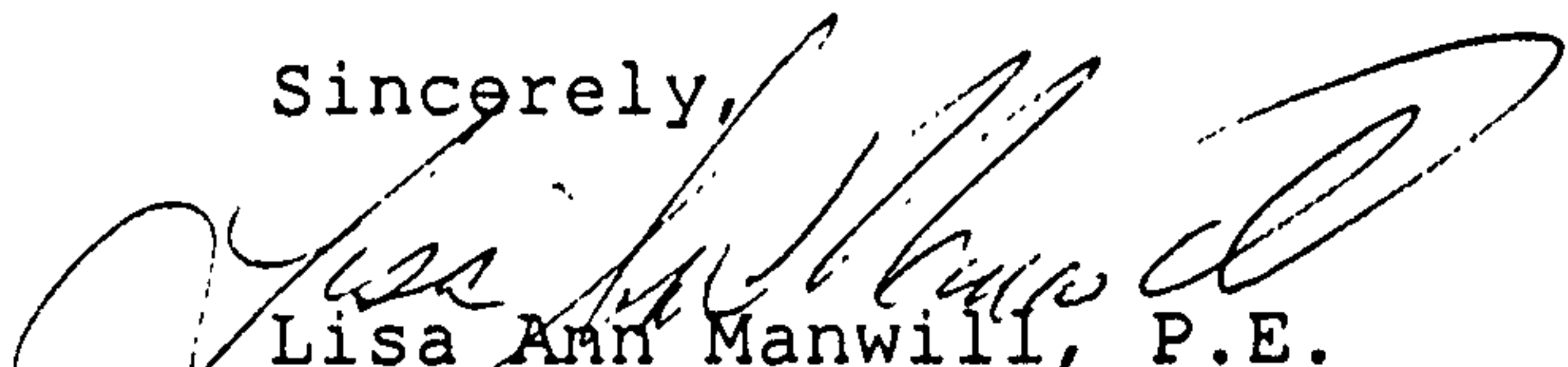
Jake Bordenave  
March 25, 1997  
Letter Continued

7. Provide flow arrows.
8. Is the existing valley gutter and asphalt drive a drainage easement?
9. Note #5 under "NOTICE TO CONTRACTOR" is not complete.
10. Request a SO #19 permit with your next submittal.

I have attached a copy of my mark up for your reference. The red "X" indicates where a spot elevation would be helpful.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.  
Engineering Assoc./Hyd.

c: Andrew Garcia  
File

attachment



c: Andrew Garcia

File

## DRAINAGE INFORMATION SHEET

### PROJECT DATA:

TITLE: VERANDA STREET CONDOMINIUMS

DRNG. FILE #:G12/D20

DRB #:

EPC #:

-

WORK ORDER #: -

LEGAL DESCRIPTION: LOTS 29-A-1 THRU 29-A-4, ALVARADO GARDENS, UNIT 3

CITY ADDRESS: VERANDA ROAD NW

**ENGINEERING FIRM:** BORDENAVE DESIGNS

CONTACT: J. BORDENAVE

ADDRESS:P.O. BOX 91194, 8710

PHONE: 823-1344

**OWNER:** M. EAVES

CONTACT: M. EAVES

ADDRESS: 120 CENTRAL SW, RM 603, 87102

PHONE: 869-4403

**ARCHITECT:** ERIC MILLER

CONTACT: T. GENTRY

ADDRESS: 901 RIO GRANDE NW, SUITE D220A, 87104

PHONE: 764-8550

**SURVEYOR:** E.M. DOAK

CONTACT: M. DOAK

ADDRESS:637 SOLAR NW, 87107

PHONE: 344-4492

**CONTRACTOR:**

CONTACT:

ADDRESS:

PHONE:

### TYPE OF SUBMITTAL:

☐ CONCEPT GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☒ DRAINAGE PLAN

☒ DRAINAGE REPORT

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ OTHER:

### PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY OF MINUTES PROVIDED

### TYPE OF APPROVAL SOUGHT:

☐ SECTOR PLAN

☐ SKETCH PLAT

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ SITE DEV. PLAN FOR SUBD.

☐ SITE DEV. PLAN FOR PERMIT

☐ GRADING PERMIT

☐ PAVING PERMIT

☐ FOUNDATION PERMIT

☒ BUILDING PERMIT

☐ CERTIFICATE OF OCCUPANCY

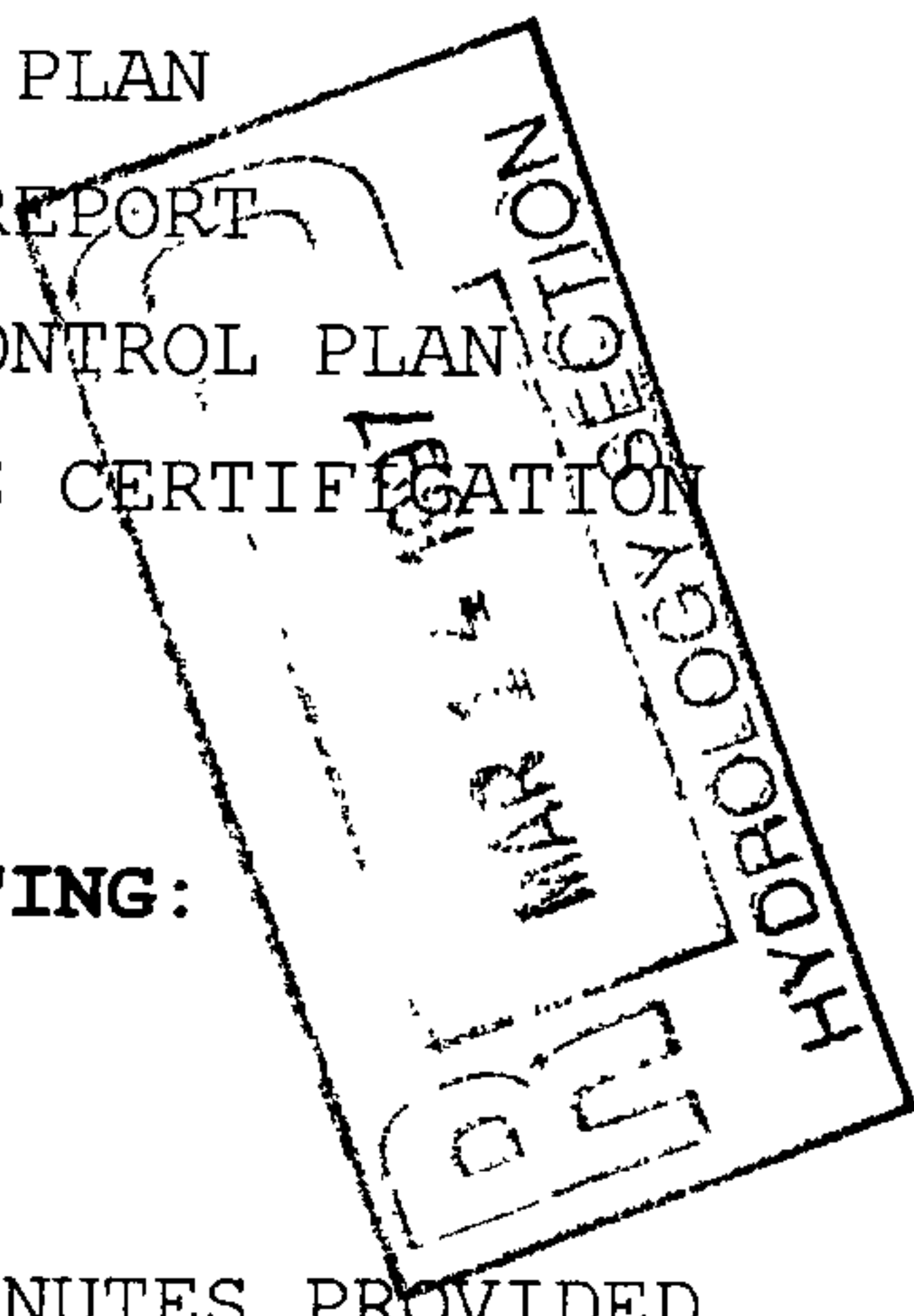
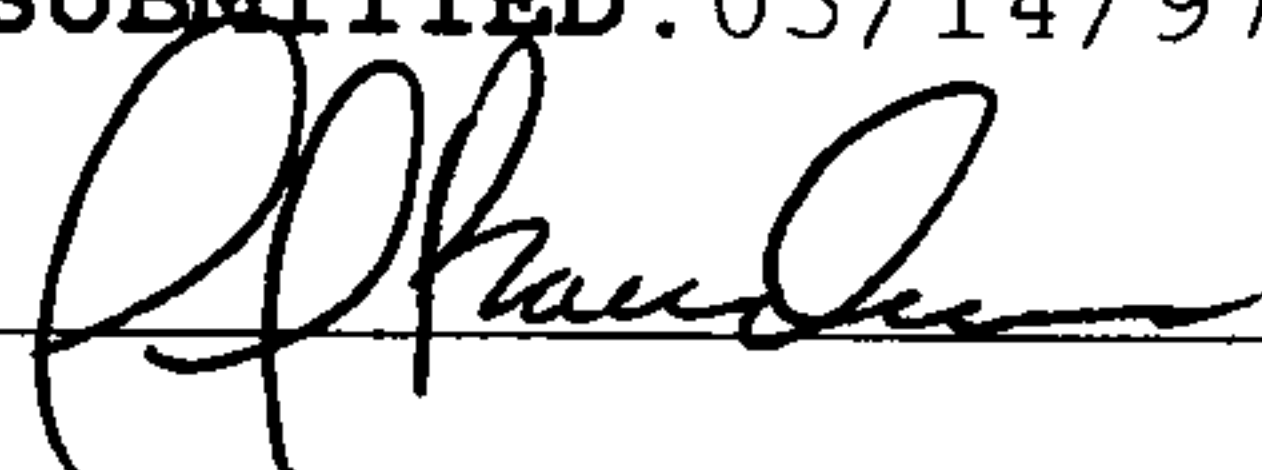
☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☐ OTHER:

DATE SUBMITTED:03/14/97

BY:



# **B Bordenave Designs**

March 14, 1997

City of Albuquerque  
PWD/Hydrology  
P O Box 1293  
Albuquerque, NM 87103

Attn: Ms. Lisa Ann Manwill, PE  
Re: G12/D20, Veranda Street Condominiums

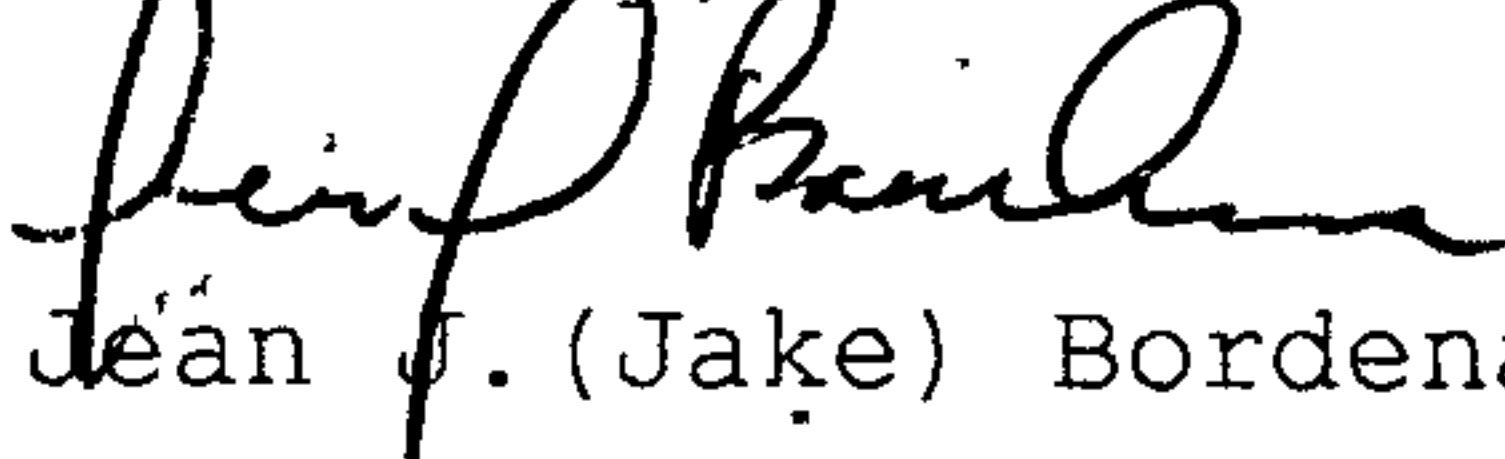
Dear Ms. Manwill

The following is written in response to your comments on the subject project dated February 18, 1997. The responses are in the same order as the comments.

1. The earth swale has been replaced with a concrete channel.
2. A CMU wall has been shown in the concrete channel detail.
3. The refuse enclosure has been relocated and this is no longer a problem.
4. The spot elevations have been made solid for clarity.
5. The existing platting is four lots and as a condition of sale the property must remain four lots. A replat is being prepared by e. Maxwell Doak and drainage easements will be shown on the replat.

Thank you for your review and comment.

Sincerely,

  
Jean J. (Jake) Bordenave

P.O. Box 91194  
Albuquerque, NM 87199-1194  
(505) 823-1344



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 6, 1995

Jake Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

**RE: LOT 29 ALVARADO GARDENS (G12-D20) ENGINEER'S CERTIFICATION  
FOR CERTIFICATE OF OCCUPANCY APPROVAL. ENGINEER'S  
CERTIFICATION STAMP DATED 8-25-95.**

Dear Mr. Bordenave:

Based on the information provided on your August 29, 1995  
submittal, the above referenced project is approved for  
Certificate of Occupancy.

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

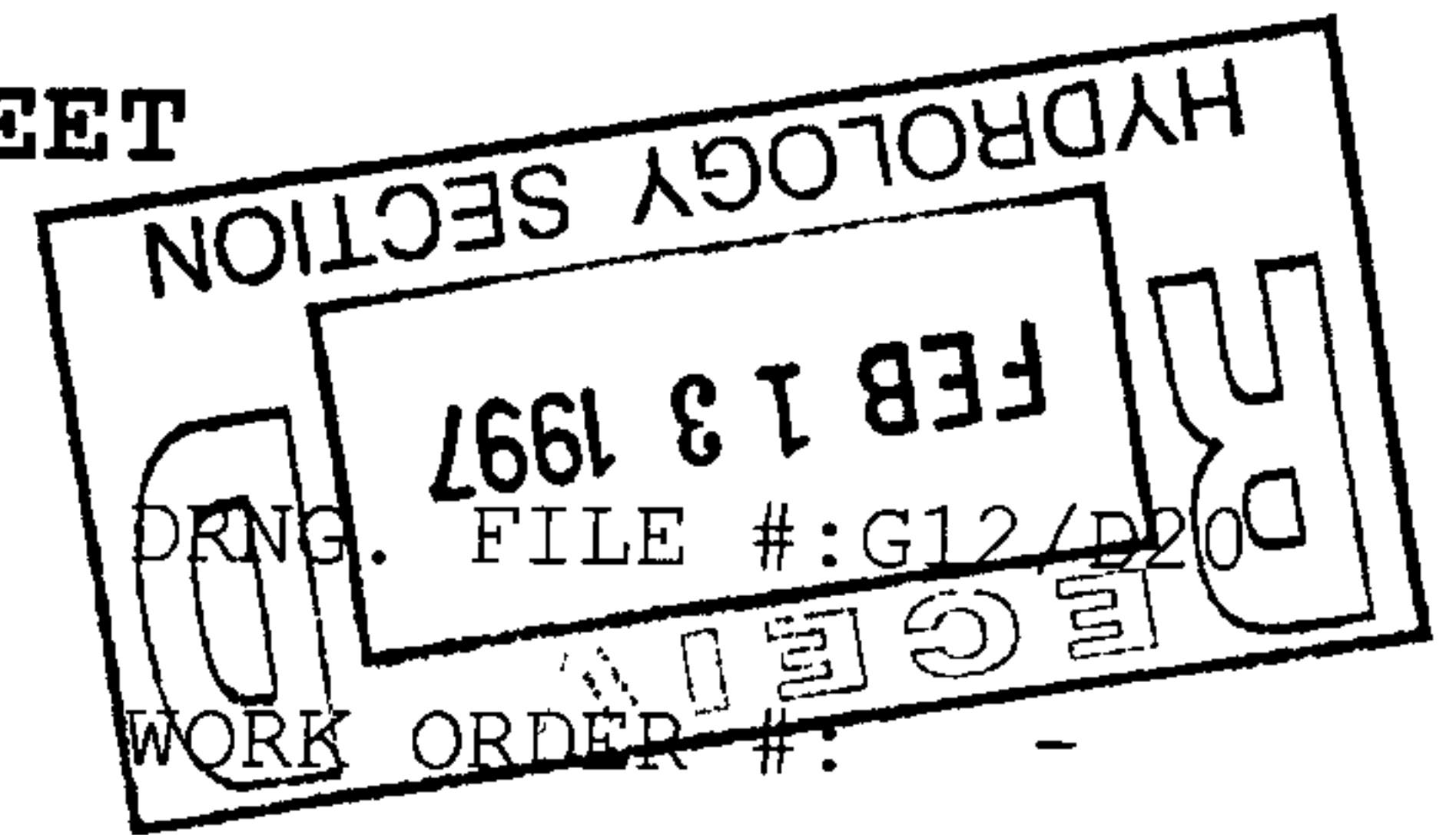
Sincerely,

Lisa Ann Manwill  
Engineering Assoc./Hyd.

c: Andrew Garcia  
File

*This is for  
Financial Guarantees Release  
LAM*

## DRAINAGE INFORMATION SHEET

**PROJECT DATA:**

TITLE: VERANDA STREET CONDOMINIUMS

DRB #: EPC #: -

LEGAL DESCRIPTION: LOTS 29-A-1 THRU 29-A-4, ALVARADO GARDENS, UNIT 3

CITY ADDRESS: VERANDA ROAD NW

**ENGINEERING FIRM:** BORDENAVE DESIGNS

CONTACT: J. BORDENAVE

ADDRESS: P.O. BOX 91194, 87110

PHONE: 823-1344

**OWNER:** M. EAVES

CONTACT: M. EAVES

ADDRESS: 120 CENTRAL SW, RM 603, 87102

PHONE: 869-4403

**ARCHITECT:** ERIC MILLER

CONTACT: T. GENTRY

ADDRESS: 901 RIO GRANDE NW, SUITE D220A, 87104

PHONE: 764-8550

**SURVEYOR:** E.M. DOAK

CONTACT: M. DOAK

ADDRESS: 637 SOLAR NW, 87107

PHONE: 344-4492

**CONTRACTOR:**

CONTACT:

ADDRESS:

PHONE:

**TYPE OF SUBMITTAL:**

☐ CONCEPT GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☒ DRAINAGE PLAN

☒ DRAINAGE REPORT

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ OTHER:

**PRE-DESIGN MEETING:**

☐ YES

☒ NO

☐ COPY OF MINUTES PROVIDED

**TYPE OF APPROVAL SOUGHT:**

☐ SECTOR PLAN

☐ SKETCH PLAT

☐ PRELIMINARY PLAT

☐ FINAL PLAT

☐ SITE DEV. PLAN FOR SUBD.

☐ SITE DEV. PLAN FOR PERMIT

☐ GRADING PERMIT

☐ PAVING PERMIT

☐ FOUNDATION PERMIT

☒ BUILDING PERMIT

☐ CERTIFICATE OF OCCUPANCY

☐ S.A.D. DRAINAGE REPORT

☐ DRAINAGE REQUIREMENTS

☐ OTHER:

**DATE SUBMITTED:** 02/13/97

**BY:**





February 18, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Jake Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

**RE: VERANDA STREET CONDOMINIUMS (G12-D20). DRAINAGE PLAN FOR  
BUILDING PERMIT APPROVAL. ENGINEER'S STAMP DATED 2-5-97.**

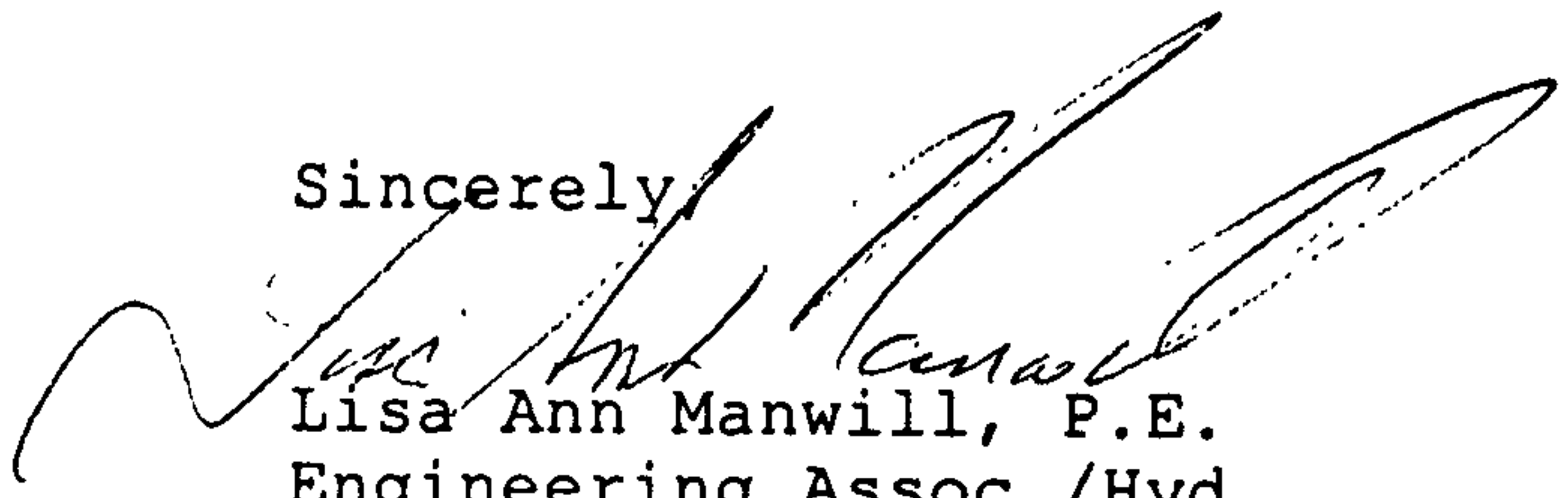
Dear Mr. Bordenave:

Based on the information provided on your February 13, 1997  
submittal, City Hydrology has the following comments:

1. A concrete channel is required wherever cross lot drainage is utilized. Therefore, a concrete channel must replace your earth swale.
2. Show wall (above and beyond) on the concrete channel detail.
3. How does storm water get around the refuse enclosure?
4. It is very difficult to read your existing spot elevations. Please clarify.
5. Why is this project divided into 4 separate lots? Cross lot drainage easements will need to be shown. A re-plat will be required.

If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,

  
Lisa Ann Manwill, P.E.  
Engineering Assoc./Hyd.

c: Andrew Garcia  
File

Good for You, Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103




# CITY OF ALBUQUERQUE

ALBUQUERQUE, NM

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## INTER-OFFICE CORRESPONDENCE

**DATE:** September 18, 1995  
**TO:** Theresa Lucero  
**FROM:** Lisa Ann Manwill   
**SUBJECT:** Lot 29, Alvarado Gardens (G12-D20) Engineer's  
Certification for Financial Guarantee Release.

This memo serves to clarify the the letter sent to Jake Bordenave dated 9-15-95. Based on the information provided on August 29, 1995 by Bordenave Designs, the above referenced project is approved for Financial Guarantee Release.

The items listed on the infrastructure list dated 12-28-93 have been certified. Specifically, grading and drainage for private retaining walls and the private road connecting to Candeleria have been certified.



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 15, 1995

Jake Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

**RE: LOT 29 ALVARADO GARDENS (G12-D20) ENGINEER'S CERTIFICATION  
FOR FINANCIAL GUARANTEE. ENGINEER'S CERTIFICATION STAMP  
DATED 8-25-95.**


Dear Mr. Bordenave:

Based on the information provided on your August 29, 1995  
submittal, the above referenced project is approved for Financial  
Guarantee for the infrastructure list dated 12-28-93.

Please be advised that single family residential units do not  
require Certificate of Occupancy approval, however, an Engineer's  
Certification must be submitted for Financial Guarantee.

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

Sincerely,

  
Lisa Ann Manwill  
Engineering Assoc./Hyd.

c: Theresa Lucero  
Andrew Garcia  
File

*See Memo  
to Theresa  
dated 9-18-95*

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: Lot 29, Alvarado Gardens ZONE ATLAS/DRNG. FILE #: G12/020

DRB #: 93-41 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_

LEGAL DESCRIPTION: E 1/2 Lot 29, Alvarado Gardens, Unit 3

CITY ADDRESS: Candelaria Rd NW

ENGINEERING FIRM: Bordenave Designs CONTACT: J. Bordenave

ADDRESS: P.O. Box 91194 87199 PHONE: 823-1344

OWNER: Thunderbird Realty CONTACT: B. Pearson

ADDRESS: 255 Staab St, Santa Fe, NM 87501 PHONE: (505) 982-4411

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

SURVEYOR: E. Maxwell Doak CONTACT: M. Doak

ADDRESS: 137. San Fidel NW 87107 PHONE: 344-4492

CONTRACTOR: Sundance Mech CONTACT: Carlos

ADDRESS: 5920 Midway Park NE 87107 PHONE: 345-2694

## TYPE OF SUBMITTAL:

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

## PRE-DESIGN MEETING:

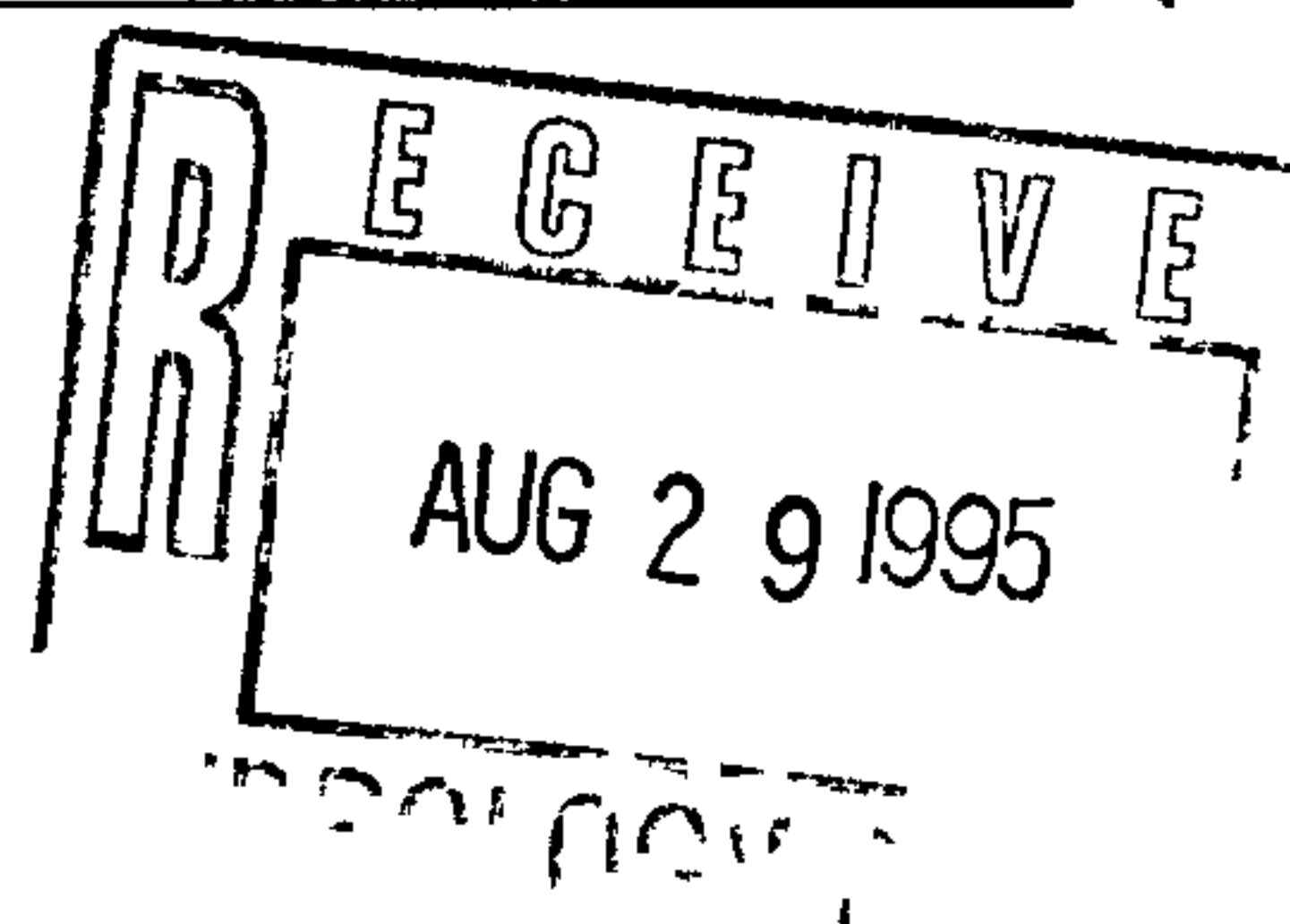
- ☐ YES
- ☐ NO
- ☐ COPY PROVIDED

## 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)

DATE SUBMITTED: 08/29/95

BY: J. Bordenave





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 31, 1995

Jake Bordenave  
Bordenave Designs  
P.O. Box 91194  
Albuquerque, NM 87199

RE: ENGINEER CERTIFICATION FOR LOT 29 ALVARADO GARDENS  
FINANCIAL GUARANTEE RELEASE (G12-D20) CERTIFICATION  
STATEMENT DATED 4/23/95.

Dear Mr. Bordenave:

Based on the information provided on your May 4, 1995 submittal, Engineer Certification for the above referenced site is not acceptable until the following item is addressed:

1. S.I.A. indicates that all private retaining walls must be constructed and certified (see attached copy).

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

Sincerely,

*Bernie J. Montoya*  
Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
(File)



## DRAINAGE INFORMATION SHEET

PROJECT TITLE: Lot 29, Alvarado Gardens ZONE ATLAS/DRNG. FILE #: G12/020DRB #: 93-41 EPC #: \_\_\_\_\_ WORK ORDER #: \_\_\_\_\_LEGAL DESCRIPTION: E 1/2 Lot 29, Alvarado Gardens, Unit 3CITY ADDRESS: Candelaria Rd NWENGINEERING FIRM: Bordenave Designs CONTACT: J. BordenaveADDRESS: P.O. Box 91194 87199 PHONE: 823-1344OWNER: Thunderbird Realty CONTACT: B. PearsonADDRESS: 255 Staab St, Santa Fe, NM 87501 PHONE: (505) 982-4411

ARCHITECT: \_\_\_\_\_ CONTACT: \_\_\_\_\_

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

SURVEYOR: E. Maxwell Doak CONTACT: M. DoakADDRESS: 137 San Fidel NW 87107 PHONE: 344-4492CONTRACTOR: Sundance Mach CONTACT: CarlosADDRESS: 5920 Midway Park NE 87107 PHONE: 345-2694

## 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

## 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 (Bond Release)  
☒ PAVING PERMIT APPROVAL  
☐ S.A.D. DRAINAGE REPORT  
☐ DRAINAGE REQUIREMENTS  
☒ OTHER Subd Cert (SPECIFY)

DATE SUBMITTED: 05/04/95BY: JP Bordenave

MAY - 4 1995

Project # 4871.80