

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO

INTER-OFFICE CORRESPONDENCE

April 17, 1986

REF. NO. _____

TO: George Selvia, Assistant Director; Public Works Department

FROM: Fred Aguirre, Hydrologist; Utility Development Division

SUBJECT: BEACH APARTMENTS BARR DRAIN LICENSES (J-12/DB)

In reference to your memo dated April 11, 1986, the Hydrology Sections participation was as follows:

May 9, 1985: License Agreement finalized between Bureau of Reclamation and Beach Venture.

May 14, 1985: Foundation Plan approved by Hydrology Section.

May 23, 1985: Building construction plans signed-off by Hydrology Section.

December 2, 1985: Developer's engineer provided Certification for Phase I.

December 3, 1985: Letter accepting Certification of Phase I.

December 20, 1985: Developer's engineer provided Certification for Phase II.

December 20, 1985: Letter accepting Certification of Phase II.

The certification above included those design features required by the Bureau of Reclamation.

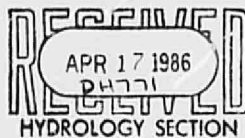
If you should require any of the as-built information, please advise.

FJA/bsj

MEMORANDUM:

April 17, 1986

TO: Fred Aguirre, Hydrology
Public Works Engineering



FROM: Walter H. Nickerson, City Engineer
Utility Development Department
Public Works Engineering



SUBJECT: BEACH APARTMENTS BARR DRAIN LICENSES

TIME IS OF THE ESSENCE

As soon as possible, please respond to Selvia with xerox copy to me any background information you may have. Please provide any recommendations, if any, you might have for City Action in this regard.

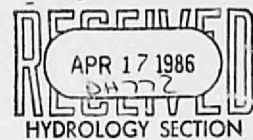
WHN:fe

f/Readers

WHN#3/D-DRANLIC

CITY OF ALBUQUERQUE

ALBUQUERQUE, NEW MEXICO



INTER-OFFICE CORRESPONDENCE

April 11, 1986

REF. NO. _____

TO: Walter Nickerson, City Engineer, Utility Development Section
FROM: George Selvia, Assistant Director, Public Works/Engineering Group
SUBJECT: DRAINAGE LICENSES

A large, stylized handwritten signature in black ink, likely belonging to George Selvia, the Assistant Director mentioned in the "FROM:" field.

Attached please find copies of correspondence forwarded to the CAO. Please investigate and forward background information to me which explains the City's participation, if any, in the evaluation and approval of drainage appertainances. Fred may wish to meet with me instead of preparing correspondence, that would be quite acceptable.

xc: Fred Aquirre

GES/fmg
Ref: 4451E

RECEIVED

APR 15 1986

ENGINEERING DIVISION

GEORGE

4/10

No. WORK ORDER
FOR THIS - No. Ref No. -
RECOMMEND WALT
NICKERSON LOOK INTO ON
POSSIBLE DRAINAGE REPORT
APPROVAL DATE

119 8

DJR, INC.

John Kasanovich
President

Richard P. Jacobs
Vice President

March 28, 1986

RECEIVED

APR 9 1986

WATER UTILITIES

To: Antoine Prodock P.A.I.A.
Robert Stamm, President, Bradbury & Stamm
Chavez Grieves Consulting Engineers

Dear Sirs:

In reference to the enclosed letter from the United States Department of the Interior dated March 26, 1986, regarding revocation of the drainage licenses for The Beach Apartments, you are hereby notified that each and every one of you may be held jointly and severally liable for any losses occasioned by the revocation of those licenses.

We request your immediate attention to this matter, as unless it is resolved satisfactorily within 30 days from March 26, 1986, we will have no choice but to cease all operations of The Beach Apartments and close down the project.

Sincerely,



DJR, INC.
Richard P. Jacobs
Vice President

cc: Troy Hayes, Valley Federal Bank
Gene Romo, Chief Administrative Officer,
City of Albuquerque
Oldaker & Oldaker

To file

cc: To GEO. S.,
Ed A.





United States Department of the Interior

BUREAU OF RECLAMATION
UPPER RIO GRANDE BASIN PROJECTS OFFICE
P.O. BOX 272
ALBUQUERQUE, NEW MEXICO 87108

IN REPLY
PLEASE TO

MAR 26 1986

Mr. Richard P. Jacobs
Vice President
Beach Venture, LTD
2700 Central S.W.
Albuquerque, New Mexico 87104

Dear Mr. Jacobs:

On February 4, 1986, a final construction inspection was performed by members of my staff on license No. 5-LM-53-00055, construction of a 12" Ø R.C.P. drain inlet into the Alameda Drain, and license No. 6-LM-53-000997, construction of a 12" Ø R.C.P. within the right-of-way of the Albuquerque Barr Riverside Drain (ABRD). Listed below are deficiencies which were found during the inspection:

1. Both licenses are for 12" Ø Reinforced Concrete Pipe. Neither installation is Reinforced Concrete Pipe.
2. Minimum requirements for riprap are not to the standards shown on approved drawings.
3. The fence appears to encroach on the drains right-of-way. Any encroachment must be removed or licensed.
4. Rubbish from construction of Beach Venture, LTD's apartment construction was dumped upon the Middle Rio Grande Conservancy District's (MRGCD) right-of-way.

Furthermore, due to adverse effects on downstream drainage conditions, the licenses do not conform to requirements of the National Environmental Policy Act and additional discharge into the ABRD cannot be accommodated at this time.

With consideration to the above listed deficiencies, the MRGCD and Bureau of Reclamation have found both licenses detrimental to public interest, and are revoked. Please refer to part 1., on license No. 5-LM-53-00055 and license No. 6-LM-53-000997.

Within thirty days after receipt of this letter, both licensed installations, fence, and rubbish shall be removed off MRGCD's right-of-way. Removal will be at the expense of Beach Venture, LTD.

If you would like to discuss this matter, please contact Ralph Nau, of my staff,
at 766-3381.

Sincerely yours,



Charles A. Calhoun
Projects Superintendent

Concur:

Wilde Big Grande Conservancy District

By: 
General Manager



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 20, 1985

Victor Chavez, P.E.
Chavez-Grievies Consulting Engineers
4520 Montgomery Blvd., NE Suite 3
Albuquerque, New Mexico 87109

RE: CERTIFICATION FOR PHASE II OF THE BEACH APARTMENTS
ENGINEERS STAMP DATED DECEMBER 19, 1985 (J-12/D8)

Dear Mr. Chavez:

Based on the information provided on the referenced submittal,
certification for Phase II is acceptable.

If you have any questions, call me at 766-7644.

Cordially,

Roger A. Green, P.E.

Roger A. Green, P.E.
C.E./Design Hydrology

cc: Mr. John Kusianovich
Beach Venture Limited
2724 Central Avenue, SW 87104

BJM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER



**CHAVEZ
GRIEVÉS / CONSULTING ENGINEERS, INC.**

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7376

LETTER OF TRANSMITTAL

TO: Design Hydrology
Attn: Barbara or
Baron

DATE: DEC 19 1985
HYDROLOGY SECTION
JOB NO. _____
RE: Baron Apts
Phase II

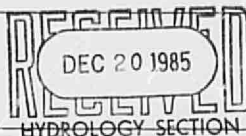
GENTLEMEN:

We are sending you ☒ ATTACHED ☐ UNDER SEPARATE COVER the following items:

☐ SHOP DRAWINGS ☐ CHANGE ORDER ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ PLANS
☒ PRINTS ☐ SAMPLES

COPIES DATE NO. DESCRIPTION

1 Info. Sheet
1 As Built Spots - Phase II



THESE ARE TRANSMITTED as checked below:

☒ FOR APPROVAL C.A. ☐ RETURNED FOR CORRECTIONS
☐ FOR YOUR USE ☐ RESUBMIT ☐ COPIES FOR APPROVAL
☐ AS REQUESTED ☐ SUBMIT ☐ COPIES FOR DISTRIBUTION
☐ FOR REVIEW AND COMMENT ☐ RETURN ☐ CORRECTED PRINTS
☐ APPROVED AS SUBMITTED ☐ PRINTS RETURNED AFTER LOAN TO US
☐ APPROVED AS NOTED ☐ FOR BIDS DUE _____ 19____

REMARKS:

COPY TO: file

SIGNED: Jackie S. McDowell

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE BEACH APARTMENTS ZONE ATLAS/DRNG.FILE #: J-12/DB

LEGAL DESCRIPTION: TRACT "A", BEACH MOTEL PROPERTY

CITY ADDRESS: 2700 (OFFICE), 2724 (APARTMENT) CENTRAL S.W., ALBUQ. N.M. 87104

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGRS. CONTACT: VICTOR J. CHAVEZ

ADDRESS: 4520 MONTGOMERY N.E., ALBUQ. 87109 PHONE: (505) 881-7376

OWNER: BEACH VENTURE LIMITED

CONTACT: JOHN KUSIANOVICH

ADDRESS: 2724 CENTRAL S.W., ALBUQ. 87104

PHONE: (505) 243-8045

ARCHITECT: ANTOINE PREDOCK

CONTACT: RON JACOBS

ADDRESS: 300 12th ST. N.W., ALBUQ. 87102

PHONE: (505) 843-7390

SURVEYOR: ROCKY MOUNTAIN SURVEYORS, INC.

CONTACT: DOUGLAS F. STERCK

ADDRESS: 11035 CENTRAL N.E., ALBUQ.

PHONE: (505) 294-1165

CONTRACTOR: BRADBURY & STAMM CONSTRUCTION CO. INC. CONTACT: RON YORK

ADDRESS: 1217 1st ST. N.W., ALBUQ. 37125

PHONE: (505) 765-1200

PRE-DESIGN MEETING:

☒ YES

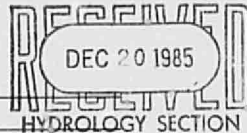
☐ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____



TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☐ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☒ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☐ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☒ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12/19/85

BY: VICTOR J. CHAVEZ, P.E.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

December 3, 1985

Victor Chavez, P.E.
Chavez-Grievies Consulting Engineers
4520 Montgomery Blvd., NE Suite 3
Albuquerque, New Mexico 87109

RE: CERTIFICATION FOR PHASE I OF THE BEACH APARTMENTS
ENGINEERS STAMP DATED DECEMBER 2, 1985 (J-12/D8)

Dear Mr. Chavez:

Based on the information provided on your December 2, 1985
resubmittal, certification for Phase I is acceptable.

If I can be of further assistance, please feel free to call me at
766-7644.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

cc: Mr. John Kusianovich
Beach Venture Limited
2724 Central Avenue, SW 87104

BJM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE PEACH APARTMENTS ZONE ATLAS/DRNG.FILE #: J-12

LEGAL DESCRIPTION: TRACT "A", BEACH MOTEL PROPERTY

CITY ADDRESS: 2700 (OFFICE), 2724 (APARTMENT) CENTRAL S.W., ALBUQ. N.M. 87104

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGRS. CONTACT: VICTOR J. CHAVEZ

ADDRESS: 4520 MONTGOMERY N.E., ALBUQ. 87109 PHONE: (505) 881-7376

OWNER: BEACH VENTURE LIMITED CONTACT: JOHN KUSIANOVICH

ADDRESS: 2724 CENTRAL S.W., ALBUQ. 87104 PHONE: (505) 243-8045

ARCHITECT: ANTOINE PREDOCK CONTACT: RON JACOBS

ADDRESS: 300 12th ST. N.W., ALBUQ. 87102 PHONE: (505) 943-7390

SURVEYOR: ROCKY MOUNTAIN SURVEYORS, INC. CONTACT: DOUGLAS F. STERCK

ADDRESS: 1035 CENTRAL N.E., ALBUQ. PHONE: (505) 294-1165

CONTRACTOR: BRADBURY & STAMM CONSTRUCTION CO. INC. CONTACT: RON YORK

ADDRESS: 1217 1st ST. N.W., ALBUQ. 87125 PHONE: (505) 765-1200

PRE-DESIGN MEETING:

☒ YES
☐ NO
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

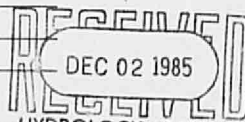
TYPE OF SUBMITTAL:

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

DRB NO. _____

EPC NO. _____

PROJ. NO. _____



CHECK TYPE OF APPROVAL

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 12/2/85

BY: VICTOR J. CHAVEZ, P.E.



**CHAVEZ
GRIEVES / CONSULTING ENGINEERS, INC.**

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7376

LETTER OF TRANSMITTAL

TO: *Design Hydrology Section*

DATE: *12/2/85*

JOB NO. _____

*Attn: Bernie Martoy
or Barbara Suarez*

RE: *Beach Apts.*

J 12/08

GENTLEMEN:

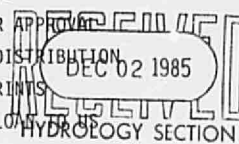
We are sending you ☒ ATTACHED ☐ UNDER SEPARATE COVER the following items:

- | | | |
|--|---------------------------------------|---|
| <input type="checkbox"/> SHOP DRAWINGS | <input type="checkbox"/> CHANGE ORDER | <input type="checkbox"/> SPECIFICATIONS |
| <input type="checkbox"/> COPY OF LETTER | <input type="checkbox"/> PLANS | _____ |
| <input checked="" type="checkbox"/> PRINTS | <input type="checkbox"/> SAMPLES | _____ |

COPIES	DATE	NO.	DESCRIPTION
1			<i>Engineer's Certification (PHASE I)</i>
1			<i>License with Beach Venture</i>
1			<i>" Application Form</i>
1			<i>Info. Sheet.</i>

THESE ARE TRANSMITTED as checked below:

- | | |
|--|---|
| <input checked="" type="checkbox"/> FOR APPROVAL | <input type="checkbox"/> RETURNED FOR CORRECTIONS |
| <input type="checkbox"/> FOR YOUR USE | <input type="checkbox"/> RESUBMIT _____ COPIES FOR APPROVAL |
| <input type="checkbox"/> AS REQUESTED | <input type="checkbox"/> SUBMIT _____ COPIES FOR DISTRIBUTION |
| <input type="checkbox"/> FOR REVIEW AND COMMENT | <input type="checkbox"/> RETURN _____ CORRECTED PRINTS |
| <input type="checkbox"/> APPROVED AS SUBMITTED | <input type="checkbox"/> PRINTS RETURNED AFTER LOSS _____ |
| <input type="checkbox"/> APPROVED AS NOTED | <input type="checkbox"/> FOR BIDS DUE _____ |



REMARKS:

*Bernie, As per your comment of Nov. 13, 1985
I have enclosed the appropriate construction
approvals*

COPY TO: *file*

SIGNED: *Jacki S. McDowell*



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

November 13, 1985

Victor Chavez
Chavez-Griaves Consulting Engineers
4520 Montgomery Blvd., NE Suite 3
Albuquerque, New Mexico 87109

RE: CERTIFICATION FOR THE BEACH APARTMENTS
RECEIVED NOVEMBER 12, 1985 (J-12/D8)

Dear Mr. Chavez:

Based on the information provided on your submittal dated November 11, 1985, certification is not acceptable until copies of the construction approval from the appropriate government agencies for construction within their rights-of-way and/or easements are submitted.

If I can be of further assistance, please feel free to call me at 766-7644.

Cordially,

Bernie J. Montoya

Bernie J. Montoya, C.E.
Engineering Assistant

BJM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE BEACH APARTMENTS ZONE ATLAS/DRNG.FILE #: J-12/D8

LEGAL DESCRIPTION: TRACT "A", BEACH MOTEL PROPERTY

CITY ADDRESS: 2700 (OFFICE), 2724 (APARTMENT) CENTRAL S.W., ALBUQ. N.M. 87104

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGRS. CONTACT: VICTOR J. CHAVEZ

ADDRESS: 4520 MONTGOMERY N.E., ALBUQ. 87109 PHONE: (505) 881-7376

OWNER: BEACH VENTURE LIMITED

CONTACT: JOHN KUSIANOVICH

ADDRESS: 2724 CENTRAL S.W., ALBUQ. 87104

PHONE: (505) 243-8045

ARCHITECT: ANTOINE PREDOCK

CONTACT: RON JACOBS

ADDRESS: 300 12th ST. N.W., ALBUQ. 87102

PHONE: (505) 843-7390

SURVEYOR: ROCKY MOUNTAIN SURVEYORS, INC.

CONTACT: DOUGLAS F. STERCK

ADDRESS: 11035 CENTRAL N.E., ALBUQ.

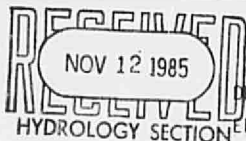
PHONE: (505) 294-1165

CONTRACTOR: BRADBURY & STAMM CONSTRUCTION CO. INC. CONTACT: RON YORK

ADDRESS: 1217 1st ST. N.W., ALBUQ. 87125

PHONE: (505) 765-1200

PRE-DESIGN MEETING:

☒ YES☐ NO☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED

DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL☐ PRELIMINARY PLAT APPROVAL☐ SITE DEVELOPMENT PLAN APPROVAL☐ FINAL PLAT APPROVAL☐ BUILDING PERMIT APPROVAL☐ FOUNDATION PERMIT APPROVAL☒ CERTIFICATE OF OCCUPANCY APPROVAL☐ ROUGH GRADING PERMIT APPROVAL☐ GRADING/PAVING PERMIT APPROVAL☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 11/12/85

BY: VICTOR J. CHAVEZ, P.E.



**CHAVEZ
GRIESES / CONSULTING ENGINEERS, INC.**

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7376

LETTER OF TRANSMITTAL

TO: Design Hydrology Section

DATE: 11/12/85

Attn: Barbara

JOB NO. _____

RE: Beach Apt. C.O.

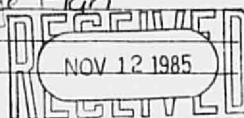
GENTLEMEN:

We are sending you ☒ ATTACHED ☐ UNDER SEPARATE COVER the following items:

☐ SHOP DRAWINGS ☐ CHANGE ORDER ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ PLANS
☒ PRINTS ☐ SAMPLES

COPIES DATE NO. DESCRIPTION

1 Info Sheet
1 As-Built Grading & Drainage Plan



THESE ARE TRANSMITTED as checked below:

☐ FOR APPROVAL ☐ RETURNED FOR CORRECTIONS
☐ FOR YOUR USE ☐ RESUBMIT ☐ COPIES FOR APPROVAL
☐ AS REQUESTED ☐ SUBMIT ☐ COPIES FOR DISTRIBUTION
☐ FOR REVIEW AND COMMENT ☐ RETURN ☐ CORRECTED PRINTS
☐ APPROVED AS SUBMITTED ☐ PRINTS RETURNED AFTER LOAN TO US
☐ APPROVED AS NOTED ☐ FOR BIDS DUE 19

☒ for C.O.

REMARKS:

You have MRSCD permits in your file.

COPY TO: File

SIGNED: Jack S. McDowell



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

MAY
April 23, 1985

Mr. Victor Chavez
Chavez-Grievess Consulting Engineers
4520 Montgomery NE
Albuquerque, NM 87109

REF: DRAINAGE PLAN FOR THE BEACH APARTMENTS (J12-D8) RECEIVED MAY 22, 1985

Dear Vic:

The above referenced plan, dated May 21, 1985 is approved for Building permit.

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

If I can be of further assistance, please contact me at 766-7644.

Sincerely,

Carlos A. Montoya
City/County Flood Plain Admin.

CAM:mrk

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwyne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE BEACH APARTMENTS ZONE ATLAS/DRNG.FILE #: J-12/D8

LEGAL DESCRIPTION: TRACT "A", BEACH MOTEL PROPERTY

CITY ADDRESS: 2700 (OFFICE), 2724 (APARTMENT) CENTRAL S.W., ALBUQ. N.M. 87104

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGRS. CONTACT: VICTOR J. CHAVEZ

ADDRESS: 4520 MONTGOMERY N.E., ALBUQ. 87109 PHONE: (505) 881-7376

OWNER: BEACH VENTURE LIMITED CONTACT: JOHN KUSIANOVICH

ADDRESS: 2724 CENTRAL S.W., ALBUQ. 87104 PHONE: (505) 243-8045

ARCHITECT: ANTOINE PREDOCK CONTACT: RON JACOBS

ADDRESS: 300 12th ST. N.W., ALBUQ. 87102 PHONE: (505) 843-7390

SURVEYOR: ROCKY MOUNTAIN SURVEYORS, INC. CONTACT: DOUGLAS F. STERCK

ADDRESS: 11035 CENTRAL N.E., ALBUQ. PHONE: (505) 294-1165

CONTRACTOR: BRADBURY & STAMM CONSTRUCTION CO. INC. CONTACT: RON YORK

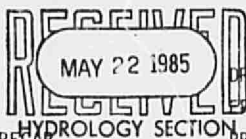
ADDRESS: 1217 1st ST. N.W., ALBUQ. 87125 PHONE: (505) 765-1200

PRE-DESIGN MEETING:

☒ YES

☐ NO

☐ COPY OF CONFERENCE RECAP
SHEET PROVIDED



D.B. NO. _____

E.C. NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 5/22/85

BY: VICTOR J. CHAVEZ, P.E.



**CHAVEZ
GRIEVES / CONSULTING ENGINEERS, INC.**

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87 09
(505) 881-7376

LETTER OF TRANSMITTAL

TO: Design Hydrology Section

DATE: 5/22/85

JOB NO.

RE: Beach Apartments
Revised Elevations

Attn: Carlos Montoya

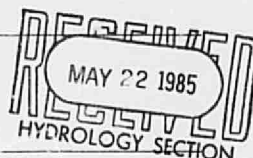
GENTLEMEN:

We are sending you ATTACHED UNDER SEPARATE COVER the following items:

SHOP DRAWINGS CHANGE ORDER SPECIFICATIONS
COPY OF LETTER PLANS
PRINTS SAMPLES

COPIES DATE NO. DESCRIPTION

1 Grading & Design Plan
1 Information Sheet



THESE ARE TRANSMITTED as checked below:

FOR APPROVAL RETURNED FOR CORRECTIONS
X FOR YOUR USE X RESUBMIT 1 COPIES FOR APPROVAL
AS REQUESTED SUBMIT COPIES FOR DISTRIBUTION
FOR REVIEW AND COMMENT RETURN CORRECTED PRINTS
APPROVED AS SUBMITTED PRINTS RETURNED AFTER LOAN TO US
APPROVED AS NOTED FOR BIDS DUE 19

REMARKS:

COPY TO:

file

SIGNED:

JSN

If enclosures are not as noted, kindly notify us at once.

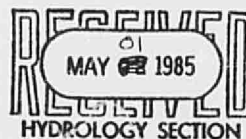


**CHAVEZ
GRIEVES / CONSULTING ENGINEERS, INC.**

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7376

April 30, 1985

Mr. Carlos Montoya
City/County Floodplain Administrator
Design Hydrology Section
123 Central N.W.
Albuquerque, New Mexico 87102



RE: REVISED DRAINAGE PLAN FOR THE BEACH APARTMENTS (J-12/D8)

Dear Carlos:

In response to your letter dated April 24, 1985, I offer the following revisions and comments:

1. The drain is stable according to the calculations below:

100 year peak discharge = 484 cfs
100 year peak depth = 5.2 ft.
Bottom width of drain at intersection = 20 ft. (MRGCD)
Velocity = Q/A
 $A = (20)(5.2) + (5.2)(5.2) = 131 \text{ sq. ft.}$
Velocity = $484/131 = 3.69 \text{ ft./sec.}$

2. A copy of the permit from the Bureau of Reclamation will be sent to you as soon as we receive a copy.
3. Enclosed is the revision of the rundown.

If you have any questions or comments, please call.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Jacki S. McDowell for

Victor J. Chavez, P.E.

JSM:mf

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE BEACH APARTMENTS ZONE ATLAS/DRNG.FILE #: J-12/DB

LEGAL DESCRIPTION: TRACT "A", BEACH MOTEL PROPERTY

CITY ADDRESS: 2700 (OFFICE), 2724 (APARTMENT) CENTRAL S.W., ALBUQ. N.M. 87104

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGRS. CONTACT: VICTOR J. CHAVEZ

ADDRESS: 4520 MONTGOMERY N.E., ALBUQ. 87109 PHONE: (505) 881-7376

OWNER: BEACH VENTURE LIMITED CONTACT: JOHN KUSIANOVICH

ADDRESS: 2724 CENTRAL S.W., ALBUQ. 87104 PHONE: (505) 243-8045

ARCHITECT: ANTOINE PREDOCK CONTACT: RON JACOBS

ADDRESS: 300 12th ST. N.W., ALBUQ. 87102 PHONE: (505) 843-7390

SURVEYOR: ROCKY MOUNTAIN SURVEYORS, INC. CONTACT: DOUGLAS F. STERCK

ADDRESS: 11035 CENTRAL N.E., ALBUQ. PHONE: (505) 294-1165

CONTRACTOR: BRADBURY & STAMM CONSTRUCTION CO. INC. CONTACT: RON YORK

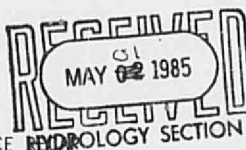
ADDRESS: 1217 1st ST. N.W., ALBUQ. 87125 PHONE: (505) 765-1200

PRE-DESIGN MEETING:

☒ YES

☐ NO

☒ COPY OF CONFERENCE
SHEET PROVIDED



DRB NO. _____

EPC NO. _____

PROJ. NO. _____

TYPE OF SUBMITTAL:

☐ DRAINAGE REPORT

☒ DRAINAGE PLAN

☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☐ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL

☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 4-30-85

BY: VICTOR J. CHAVEZ, P.E.



**CHAVEZ
GRIEVÉS / CONSULTING ENGINEERS, INC.**

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7376

LETTER OF TRANSMITTAL

TO: Design Hydrology Section

DATE: 4/30/85

Attn: Carlos Moraya

JOB NO. P04-100

RE: Beach Apartments -
Revision

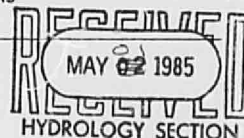
GENTLEMEN:

We are sending you ☒ ATTACHED ☐ UNDER SEPARATE COVER the following items:

☐ SHOP DRAWINGS ☐ CHANGE ORDER ☐ SPECIFICATIONS
☐ COPY OF LETTER ☐ PLANS
☒ PRINTS ☐ SAMPLES

COPIES DATE NO. DESCRIPTION

COPIES	DATE	NO.	DESCRIPTION
1			grading plan
1			Revision of foundations
1			Info. Sheet
1			letter



THESE ARE TRANSMITTED as checked below:

<input checked="" type="checkbox"/> FOR APPROVAL	<input type="checkbox"/> RETURNED FOR CORRECTIONS
<input checked="" type="checkbox"/> FOR YOUR USE	<input checked="" type="checkbox"/> RESUBMIT <u>1</u> COPIES FOR APPROVAL
<input type="checkbox"/> AS REQUESTED	<input type="checkbox"/> SUBMIT <u> </u> COPIES FOR DISTRIBUTION
<input type="checkbox"/> FOR REVIEW AND COMMENT	<input type="checkbox"/> RETURN <u> </u> CORRECTED PRINTS
<input type="checkbox"/> APPROVED AS SUBMITTED	<input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US
<input type="checkbox"/> APPROVED AS NOTED	<input type="checkbox"/> FOR BIDS DUE <u> </u> 19 <u> </u>

REMARKS:

COPY TO:

file

SIGNED:

Jackie S. McDowell

If enclosures are not as noted, kindly notify us at once.



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

April 24, 1985

Victor Chavez
Chavez-Grieves Consulting Engineers
4520 Montgomery Boulevard, NE Suite 3
Albuquerque, New Mexico 87109

RE: REVISED DRAINAGE PLAN FOR THE BEACH APARTMENTS
(J-12/D8) RECEIVED MARCH 20, 1985

Dear Mr. Cha:

I have reviewed the referenced plan dated March 20, 1985, and forward these comments:

1. Please address the stability of the drain bank to erosion. The velocities and discharge should be determined to show if the apartments or parking is subject to structural problem from erosion.
2. Require a copy of the permit from the Bureau of Reclamation to discharge to the drains prior to release of Building Permit.
3. The Bureau of Reclamation has required a different rundown, therefore, please submit the new drawing to us.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,

Carlos A. Montoya, P.E.
City/County Floodplain Administrator

CAM/bsj

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE BEACH APARTMENTS ZONE ATLAS/DRNG.FILE #: J-12

LEGAL DESCRIPTION: TRACT "A", BEACH MOTEL PROPERTY

CITY ADDRESS: 2700 (OFFICE), 2724 (APARTMENT) CENTRAL S.W., ALBUQ. N.M. 87104

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGRS. CONTACT: VICTOR J. CHAVEZ

ADDRESS: 4520 MONTGOMERY N.E., ALBUQ. 87109 PHONE: (505) 881-7376

OWNER: BEACH VENTURE LIMITED CONTACT: JOHN KUSIANOVICH

ADDRESS: 2724 CENTRAL S.W., ALBUQ. 87104 PHONE: (505) 243-8045

ARCHITECT: ANTOINE PREDOCK CONTACT: RON JACOBS

ADDRESS: 300 12th ST. N.W., ALBUQ. 87102 PHONE: (505) 843-7390

SURVEYOR: ROCKY MOUNTAIN SURVEYORS, INC. CONTACT: DOUGLAS F. STERCK

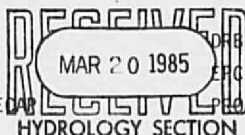
ADDRESS: 11035 CENTRAL N.E., ALBUQ. PHONE: (505) 294-1165

CONTRACTOR: BRADBURY & STAMM CONSTRUCTION CO. INC. CONTACT: RON YORK

ADDRESS: 1217 1st ST. N.W., ALBUQ. 87125 PHONE: (505) 765-1200

PRE-DESIGN MEETING:

☒ YES
☐ NO
☒ COPY OF CONFERENCE RECORD SHEET PROVIDED



TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT:

☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 3-20-85

BY: VICTOR J. CHAVEZ, P.E.

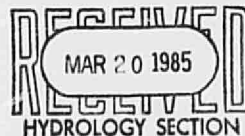


**CHAVEZ
GRIEVÉS / CONSULTING ENGINEERS, INC.**

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE, N.M. 87109
(505) 881-7376

March 20, 1985

Mr. Billy Goolsby
Design Hydrology Section
123 Central N.W.
Albuquerque, N.M. 87102



RE: DRAINAGE PLAN FOR THE BEACH APARTMENTS (J-12/D8)

Dear Billy:

In response to your letter dated March 7, 1985, I offer the following revisions and comments:

1. Utilization of the Alameda and Riverside Drains as an outfall is in the process of receiving a license from the Bureau of Reclamations.
2. The banks of the drains abutting the property are stable for conveying the 100-year design discharge as per MRGCD.
3. Capacity of the rundown at the Albuquerque Riverside Drain is 5.0 cfs which is the proposed discharge to this rundown.

Capacity of the rundown at the Alameda Drain is 4.7 cfs and the proposed discharge to this rundown is 3.4 cfs.

The 2-foot extension has been revised to 3 feet minimum. The stability of the rundowns are adequate because the 100-year velocity is only 3.4 ft./sec. maximum.

4. The plan is drawn as shown in order to fit on the standard 24" x 36" sheet and be legible and also to match the architects site plan. The plan is "upside down" to match the architects site plan.
5. The construction plan for the southwest corner of the site is an emergency exit only which was requested and approved by the Albuquerque Fire Department. The sidewalk and curb and gutter were requested by the City Traffic Department.

6. The roof drain locations have been added to the plan.

If you have any questions or comments, please feel free to call at your convenience.

Sincerely,

CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Jackie S. McDowell

for
Victor J. Chavez, P.E.

JSM:mf



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

DESIGN HYDROLOGY SECTION
123 Central NW, Albuquerque, NM 87102
(505) 766-7644

March 7, 1985

Victor Chavez
Chavez-Grievess Consulting Engineers
4520 Montgomery Boulevard, NE
Albuquerque, New Mexico 87109

RE: DRAINAGE PLAN FOR THE BEACH APARTMENTS
(J-12/D8) RECEIVED FEBRUARY 15, 1985

Dear Vic:

I have reviewed the referenced submittal and forward these comments:

1. I do not find in the submittal that utilization of the Alameda and Riverside Drains as an outfall has been granted by the appropriate controlling agency. *in record*
2. Stability of the banks of the drains abutting the property has not been addressed.
3. The hydraulics and design information associated with the rundown have not been provided. I do not feel that the two (2) feet of extension in the channel is adequate. That area is an energy dissipation point and is highly susceptible to erosion, undercutting and failure. The information has not been provided to determine the stability of this proposed rundown.
4. The plan is not drawn to standard, i.e., it is upside down and the scale is wrong.

MUNICIPAL DEVELOPMENT DEPARTMENT

C. Dwayne Sheppard, P.E., City Engineer

ENGINEERING DIVISION

Telephone (505) 766-7467

AN EQUAL OPPORTUNITY EMPLOYER

Victor Chavez
March 7, 1985
Page Two of Two

5. I cannot decipher what the construction plan is for the SW corner of the site. How is the curb and gutter, sidewalk and entrance supposed to tie in to Tingley Drive North?
6. The roof drain locations need to be shown on the plan.

If you have any questions or comments regarding this project, please call me at 766-7644.

Cordially,



Billy J. Goolsby, P.E.
Design Hydrology Section

BJG/bsj

DRAINAGE INFORMATION SHEET

PROJECT TITLE: THE BEACH APARTMENTS ZONE ATLAS/DRNG.FILE #: J-12 /08

LEGAL DESCRIPTION: TRACT "A", BEACH MOTEL PROPERTY

CITY ADDRESS: 2700 (OFFICE), 2724 (APARTMENT) CENTRAL S.W., ALBUQ. N.M. 87104

ENGINEERING FIRM: CHAVEZ-GRIEVES CONSULTING ENGRS. CONTACT: VICTOR J. CHAVEZ

ADDRESS: 4520 MONTGOMERY N.E., ALBUQ. 87109 PHONE: (505) 881-7376

OWNER: BEACH VENTURE LIMITED CONTACT: JOHN KUSIANOVICH

ADDRESS: 2724 CENTRAL S.W., ALBUQ. 87104 PHONE: (505) 243-8045

ARCHITECT: ANTOINE PREDOCK CONTACT: RON JACOBS

ADDRESS: 300 12th ST. N.W., ALBUQ. 87102 PHONE: (505) 843-7390

SURVEYOR: ROCKY MOUNTAIN SURVEYORS, INC. CONTACT: DOUGLAS F. STERCK

ADDRESS: 11035 CENTRAL N.E., ALBUQ. PHONE: (505) 294-1165

CONTRACTOR: BRADBURY & STAMM CONSTRUCTION CO. INC. CONTACT: RON YORK

ADDRESS: 1217 1st ST. N.W., ALBUQ. 87125 PHONE: (505) 765-1200

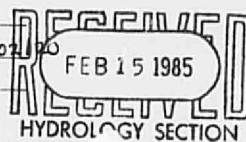
PRE-DESIGN MEETING:

- ☒ YES
☐ NO
☒ COPY OF CONFERENCE RECAP SHEET PROVIDED

DRB NO.

EPC NO. V-81-3/31/01-20

PROJ. NO.



TYPE OF SUBMITTAL:

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

CHECK TYPE OF APPROVAL SOUGHT

- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ SITE DEVELOPMENT PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER (SPECIFY)

DATE SUBMITTED: 2-15-85

BY: VICTOR J. CHAVEZ, P.E.

102

CITY OF ALBUQUERQUE
MUNICIPAL DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

PRE-DESIGN CONFERENCE RECAP

HYDROLOGY SECTION PROJECT NO.: J12 DATE: 1-9-85
PLANNING DIVISION NOS. EPC: _____ DRB: _____
SUBJECT: Beach Motel Property Central's Tract, D.C.
LEGAL DESCRIP.: Tract A Beach Motel property

APPROVAL REQUESTED

____ PRELIMINARY PLAT
____ SITE DEVELOPMENT PLAN
____ ROUGH GRADING
____ FINAL PLAT
X BUILDING PERMIT

WHO:

REPRESENTING:

ATTENDANCE: Jackie McDowell
Carla Montoya

____ Conceptual Drainage Plan/Report required for Preliminary Plat and/or Site Development Plan sign-off.
X Approved Drainage Plan/Report required for Final Plat and/or Building Permit sign-off.
____ Subdivision Improvements Agreement or Financial Security required.

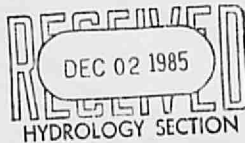
FINDINGS: ① Drainage plan per D.D. ② Coordinate with Don Hagen
see Instructions of Alameda & Riverside Drain ③

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: Carla Montoya SIGNED: Jackie McDowell
TITLE: Hydrologist TITLE: ESSENTIAL ENGINEER
DATE: 1-9-85 DATE: 1-9-85

****NOTE** PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL**

p+s



Contract No. 5-LM-53-00055
M.R.G.C.D. Map No. 38
Tract No. "A"
Sec. 13, T.10N., R.2E.
Alameda Drain
Station 1+38+

R L Y

MAY 14 1985

UNITED STATES
DEPARTMENT OF THE INTERIOR
BUREAU OF RECLAMATION

MIDDLE RIO GRANDE PROJECT, NEW MEXICO

LICENSE WITH BEACH VENTURE, LTD. FOR
CONSTRUCTION OF A 12" Ø RCP DRAIN INLET
WITHIN THE RIGHT-OF-WAY OF THE ALAMEDA DRAIN

THIS LICENSE AGREEMENT, made this 9th day of May, 1985 pursuant to the Act of June 17, 1902, ch. 1093, 32 Stat. 388 (1902) (commonly cited as "The Reclamation Act"), and acts amendatory thereof and supplementary thereto, including particularly the Act of August 4, 1939, ch. 418, 53 Stat. 1187 (1939) (commonly cited as "Reclamation Project Act of 1939"), between the UNITED STATES OF AMERICA, hereinafter styled "United States", represented by the officer executing this agreement, hereinafter termed "Contracting Officer", and BEACH VENTURE LTD., hereinafter styled "Licensee."

WITNESSETH THAT:

WHEREAS, Licensee, at its sole cost and expense, desires to construct, operate, and maintain a 12" Ø RCP drain inlet within the right-of-way of the Alameda Drain, a Federally benefitted facility of the Middle Rio Grande Conservancy District (District).

WHEREAS, the granting and exercise of a license on the lands hereinafter described in the manner and under the conditions set forth herein will not be incompatible with the requirements of the United States for the operation and maintenance of the irrigation and drainage facilities of the Middle Rio Grande Conservancy District; and

WHEREAS, the granting of the license must be subject to the use of the land for the purposes of the Middle Rio Grande Conservancy District.

NOW, THEREFORE, the parties hereto agree as follows:

1. For and upon the payment of the consideration hereinafter stated, the United States, to the extent of its interest therein, hereby grants to Licensee permission for a period of fifty (50) years from the date hereof to construct, operate, and maintain a 12" Ø RCP drain inlet within the right-of-way of the Alameda Drain at approximately Station 1+38+ in Sec. 13, T.10N., R.2E. in Bernalillo County, New Mexico, as more specifically located and shown on M.R.G.C.D. Map No. 38, attached hereto and by this reference made a part hereof, and in accordance with the terms and conditions hereinafter set forth.

Contract No. 5-LM-53-00055

This license shall continue so long as in the opinion of the United States and the Middle Rio Grande Conservancy District, it is considered to be expedient and not detrimental to the public interest or the Middle Rio Grande Project, and shall be revocable by the United States and the Middle Rio Grande Conservancy District upon thirty (30) days written notice to the Licensee. Upon such revocation all structures and accessories shall be removed by the Licensee without delay at the expense of the Licensee and any rights which Licensee may have under this License are revoked or District may remove at Licensee expense. Revocation shall not release Licensee from any liability or obligation, whether of indemnity or otherwise, which may have attached, accrued, or was accruing at the time of such revocation. Notice of revocation shall be sufficient if mailed to Licensee at 2700 Central S.W., Albuquerque, New Mexico 87104.

2. As consideration for the license herein granted prior to the execution of this agreement, Licensee has paid to the Bureau of Reclamation the non-refundable sum of Two-hundred dollars (\$200.00) based on a fee amount for issuing and administering the license, for minimal engineering, outgrant appraisal, and environmental reviews, and for inspection of construction. When total charges are not known in advance due to extraordinary inspections, environmental considerations, or other requirements yet to be determined, an estimated amount will be paid in advance after billing, subject to later adjustment, as required, or billing of total fees and charges will be made at the completion of the job.

3. In the erection of the aforesaid structure or structures the following specifications and conditions must be complied with:

a. Construction shall be accomplished at such time or times and in such manner as will not interfere with the use or maintenance of the Middle Rio Grande Project facilities as determined by the Projects Superintendent or his authorized representative or the District prior to commencement of construction.

b. The character, type, method, and time of construction shall be as determined by and subject to the approval of the United States and the Middle Rio Grande Conservancy District.

c. Twenty-four (24) hour advance notice must be given to the Middle Rio Grande Conservancy District and Bureau of Reclamation, Projects Superintendent or his representative of the construction or installation.

d. Construction shall be in accordance with the drawings attached hereto and made a part hereof.

4. If the Middle Rio Grande Conservancy District is required to bring suit in any court for the purposes of enforcing this agreement or any provisions or portions thereof, the licensee shall be liable for all costs incurred and for reasonable attorney's fees.

Contract No. 5-LM-53-00055

5. The General Provisions - License Agreement (R0112482) attached hereto is hereby made a part of this License agreement the same as if it had been expressly set forth herein. All articles thereof shall apply with legal force and inure to the benefit of the Middle Rio Grande Conservancy District to the same extent and effect as they apply to the United States.

IN WITNESS WHEREOF, the parties hereto have caused this license agreement to be executed as of the day and year first hereinabove written.

UNITED STATES OF AMERICA

By:

Harry M. Rood
for Projects Superintendent
Middle Rio Grande Project
Bureau of Reclamation

Date:

5/9/85
Beach Venture Ltd

By:

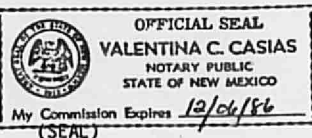
[Signature]
Licensee

Date:

5/8/85

ATTEST

[Signature]
Notary Public



CONCUR:

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

By:

Charles R. Matten
GENERAL MANAGER

Date:

5/9/85

FINAL CONSTRUCTION APPROVAL

By:

Manuel J. Shaw

Date:

11/26/85

NOTE:

The drain inlet into the Barr R.S.D. is acceptable and ~~is~~ approved pending issuance of the license

M.J.S.

1. **RIGHTS RESERVED IN UNITED STATES.** There is reserved to the United States and its assigns the prior right to use any of the lands herein described to construct, operate, and maintain structures and facilities including, but not limited to, canals, wasteways, laterals, ditches, roadways, electrical transmission lines, dunes, dikes, reservoirs, pipelines, telephone and telegraph lines, communication structures generally, substations, switchyards, powerplants, and any other appurtenant irrigation and power structures and facilities, without any payment made by the United States or its successors for such right.

2. **LICENSEE RESPONSIBLE FOR CHANGES.** The Licensee further agrees that if the construction of any or all of such structures and facilities across, over, or upon said lands should be made more expensive by reason of the existence of improvements or works of Licensee thereon, such additional expense is to be estimated by the Secretary of the Interior, whose estimate is to be final and binding upon the parties hereto. Within thirty (30) days after demand is made upon the Licensee for payment of any such sums, Licensee will make payment thereof to the United States or any of its assigns constructing such structures and facilities on said lands. As an alternate to payment, Licensee, at its sole cost and expense and within the time limits established by the United States, may remove or adapt facilities constructed and operated by it on said lands to accommodate the aforementioned structures and facilities of the United States. The Licensee shall bear the cost to the United States occasioned by the failure of Licensee to remove or adapt its facilities within the time limits specified.

3. **ACCESS RESERVED TO UNITED STATES.** There is also reserved to the United States the right of its officers, agents, employees, licensees, and permittees, at all proper times and places, freely to have ingress to, passover, and egress from all of said lands for the purpose of exercising, enforcing, and protecting the rights reserved herein.

4. **LICENSEE SUBJECT TO EXISTING RIGHTS.** This license is subject to existing rights-of-way for highways, roads, canals, laterals, drains, ditches, pipelines, electrical transmission lines, and telegraph and telephone lines over any part of the described lands.

5. **UNITED STATES HELD HARMLESS.** a. The United States does not assume any liability and Licensee agrees to indemnify and hold the United States harmless for injury or damage to any persons or property that may arise during and in consequence of the use, occupancy, and enjoyment by Licensee of the license granted herein; or the design of, construction of, erection of, presence of, maintenance of, or failure to properly and safely construct, operate and maintain, use, and occupy any and all of the structures and facilities aforesaid or any part thereof.

b. The Licensee further agrees that the United States, its officers, agents, and employees and its assigns shall not be held liable for any damage to Licensee's improvements or works by reason of the exercise of the rights here reserved; nor shall anything contained in this paragraph be construed as in any manner limiting other reservations in favor of the United States contained in this license.

6. **RELEASE FROM LIABILITY.** The Licensee hereby releases the United States from liability for any and all loss or damage of every description or kind whatsoever which may result to the Licensee from the construction, operation, and maintenance of Project works upon said land, provided that nothing in this agreement shall be construed as releasing the United States from responsibility for its own negligence.

7. **LICENSEE TO DEFEND TITLE.** The Licensee shall defend the United States in any action which alleges that Licensee's use of Project right-of-way or facilities under this agreement is unlawful in any manner and further agrees to indemnify and hold the United States harmless from the decision in any such type of litigation.

8. **INTERFERENCE PROHIBITED.** The Licensee shall use, occupy, and maintain said facilities with all reasonable diligence and precaution to avoid damage to or obstruction of the irrigation and drainage facilities or other structures of the United States, or any interference in any way with the operation and maintenance of the same.

9. **TERM OF LICENSE — TERMINATION.** Monuse of the licensed lands for the purposes for which this license is issued continuing at any time for a period of two (2) years, shall, at the option of the United States, work a termination of this agreement and of all rights of the Licensee hereunder, and the term hereof shall in any event expire by limitation at the end of fifty (50) years from the date hereof. All rights granted to the Licensee under this agreement are subject to termination upon failure of Licensee to comply with the terms hereof.

10. **REMOVAL OF FACILITIES.** Unless otherwise approved by the United States, all facilities licensed under this agreement shall be removed by Licensee from the right-of-way of the United States within thirty (30) days after termination of this license at the sole expense of Licensee.

11. **NO WARRANTY.** The United States makes no warranty, expressed or implied, as to the extent or validity of the grant contained herein.

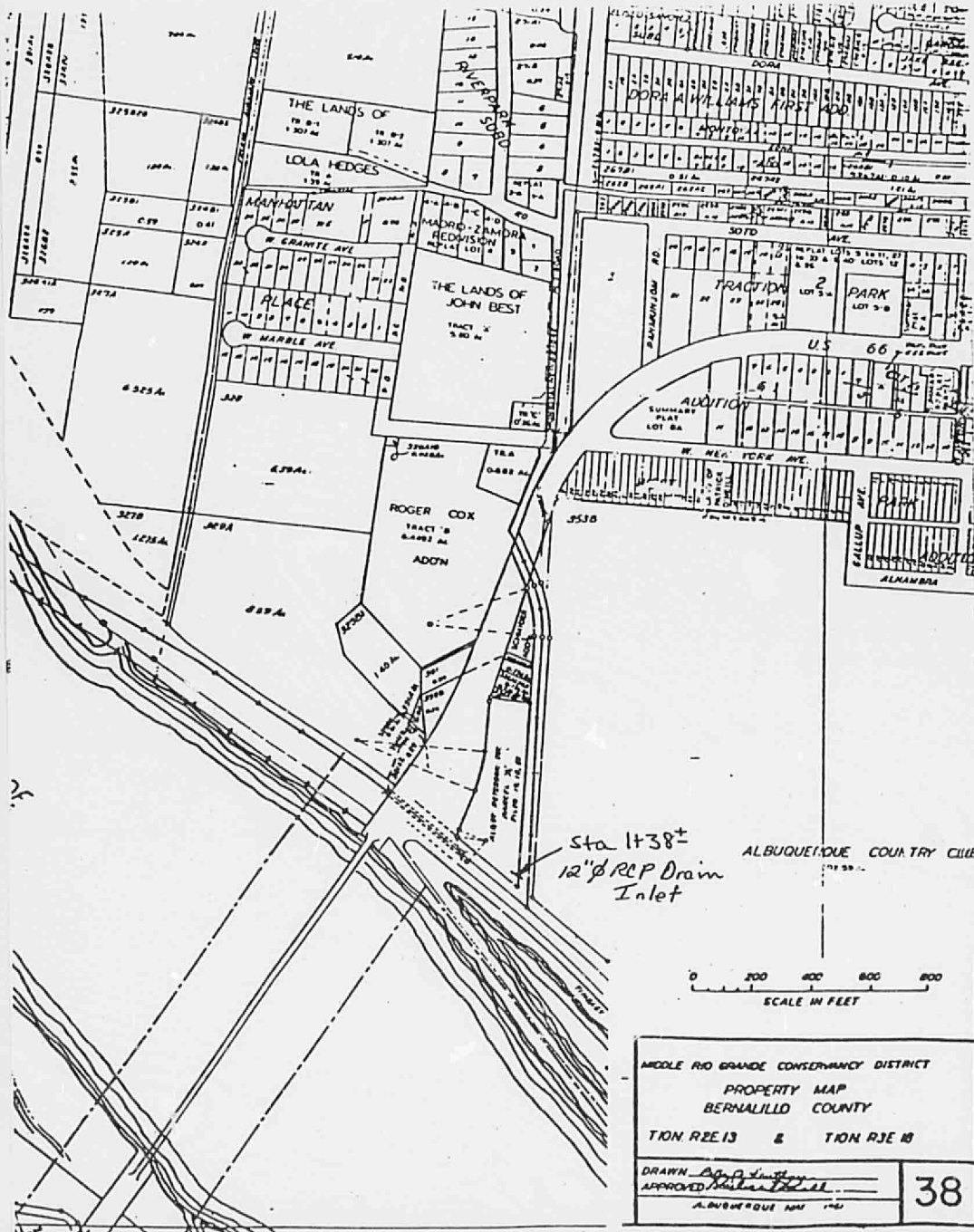
12. **ASSIGNMENT.** This agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

13. **OFFICIALS NOT TO BENEFIT.** No member of or delegate to Congress or resident commissioner shall be admitted to any share or part of this contract or to any benefit that may arise herefrom, but this restriction shall not be construed to extend to this contract if made with a corporation or company for its general benefit.

14. **WATER AND AIR POLLUTION CONTROL.** The Licensee shall, within its legal authority, comply fully with all applicable Federal laws, orders, and regulations, and the laws of the applicable State, all as administered by appropriate authorities, concerning the pollution of streams, reservoirs, ground water, or watercourses with respect to thermal pollution or the discharge of refuse, garbage, sewage effluent, industrial waste, oil, mine tailings, mineral salts, or other pollutants, and concerning the pollution of the air with respect to radioactive materials or other pollutants.

15. **LANDSCAPE PRESERVATION AND NATURAL BEAUTY.** The Licensee shall exercise care to preserve the natural landscape and shall conduct its construction operations so as to prevent any unnecessary destruction, scarring, or defacing of the natural surroundings in the vicinity of the work. Except where clearing is required for permanent works, all trees, native shrubbery, and vegetation shall be preserved and shall be protected from damage which may be caused by Licensee's construction operations and equipment. Movement of crews and equipment within the rights-of-way and over routes provided for access to the work shall be performed in a manner to prevent damage to grazing land, crops, or property.

Upon completion of the work, the construction site shall be smoothed and graded in a manner to conform to the natural topography of the landscape and shall be replanted, replanted, reseeded, or otherwise corrected as directed by the contracting officer at the contractor's expense.



Sta 1+38+
12"Ø RCP Drain
Inlet

0 200 400 600 800
SCALE IN FEET

MIDDLE RIO GRANDE CONSERVANCY DISTRICT
PROPERTY MAP
BERNALILLO COUNTY
T10N R2E13 & T10N R3E13

DRAWN BY J. D. Smith
APPROVED [Signature]
ALBUQUERQUE MAY 1961

38

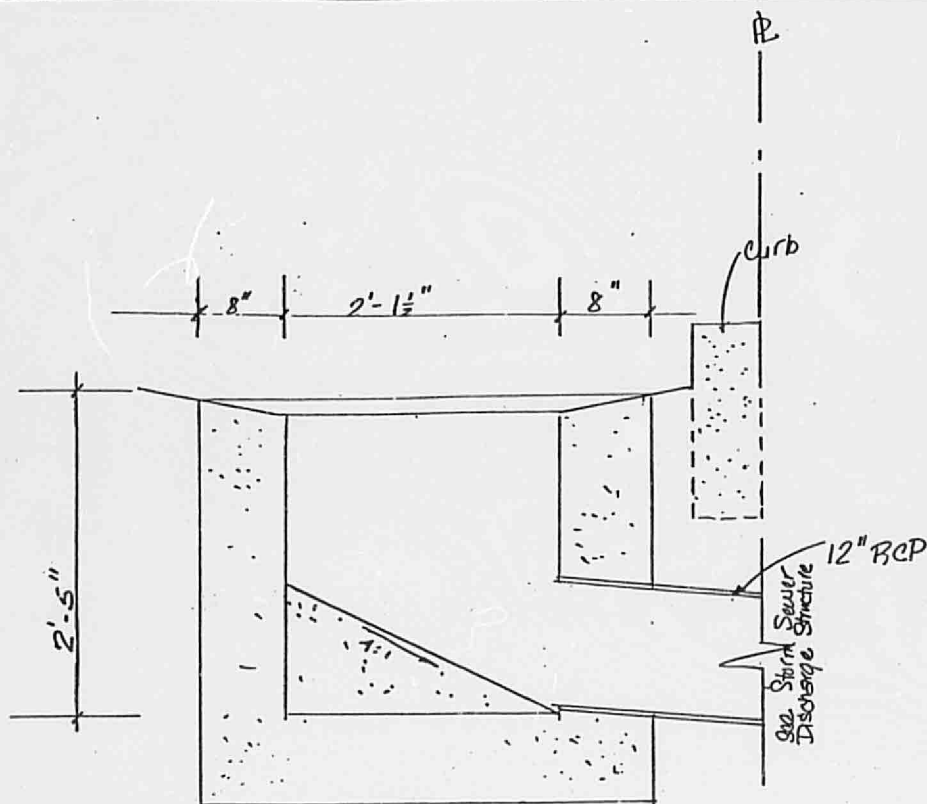
Job BEACH APARTMENTS
Subject Addendum - Discharge into Drains
Client Piedmont

Sheet No. 1 of 2
Job. No. PO4-100
By CSM Date 4/85



CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

Albuquerque, NM



↑
STORM INLET SINGLE "D"
Construct as per city std. aug. K-6

INLET TO STORM SEWER
DISCHARGE STRUCTURE
1" 1'-0"

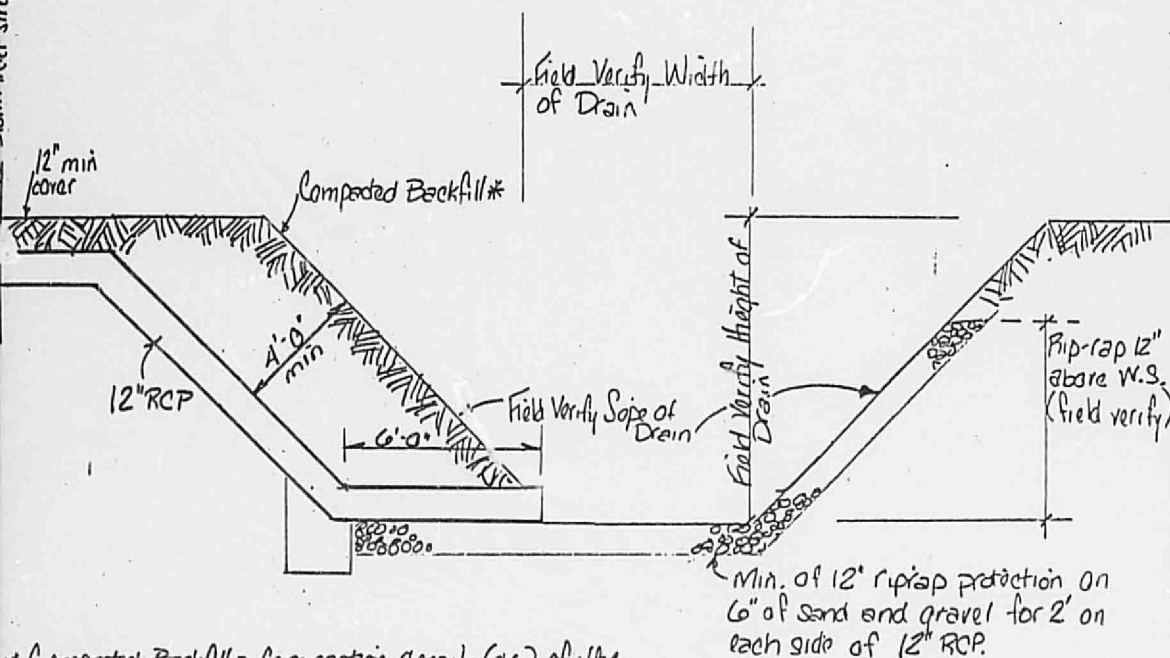


CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

Albuquerque, NM

Job Branch Apartments
Subject Abandonment - Discharge into Drains
Client FMack

Sheet No. 2 of 2
Job No. 704-100
By JSM Date 4/85



* Compacted Backfill - Compaction density (dry) of the soil not to be less than 90 percent of laboratory standard soil density, as determined by the ASTM Proctor Density Test.

STORM SEWER DISCHARGE STRUCTURE 1" = 4'-0"

Note: This drawing taken from United States Department of the Interior Bureau of Reclamation, "Storm Sewer Discharge Structure - Alternate Drains",

Subject Drainage (bldg.)
Client Petrock

Job. No. _____
By CRK Date 1-17-85



CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

Albuquerque, NM

Rational Formula $Q = CiA$

Area = 2.656 acres

$T_c = 10 \text{ min}$; Rainfall = 2.25"

Soil Series = Bs, Hydrologic Soil Group = A

EXISTING ON-SITE CONDITIONS:

% impervious = 11%

$C = 0.25$, $CN = 72$

$i = 2.2 (2.25) = 4.95 \text{ in/hr}$

$Q_{100} = (0.25)(4.95)(2.656) = 3.29 \text{ cfs}$

Direct Runoff = 0.5 in

$V_{100} = \frac{0.5}{12} \times 2.656 \times 43560 = 4821 \text{ cu.ft.}$

PROPOSED ON-SITE CONDITIONS:

% impervious = 79%

$C = 0.64$, $CN = 85$

$Q_{100} = (0.64)(4.95)(2.656) = 8.41 \text{ cfs}$

Direct Runoff = 1.0 in

$V_{100} = \frac{1}{12} \times 2.656 \times 43560 = 9641 \text{ cu.ft.}$

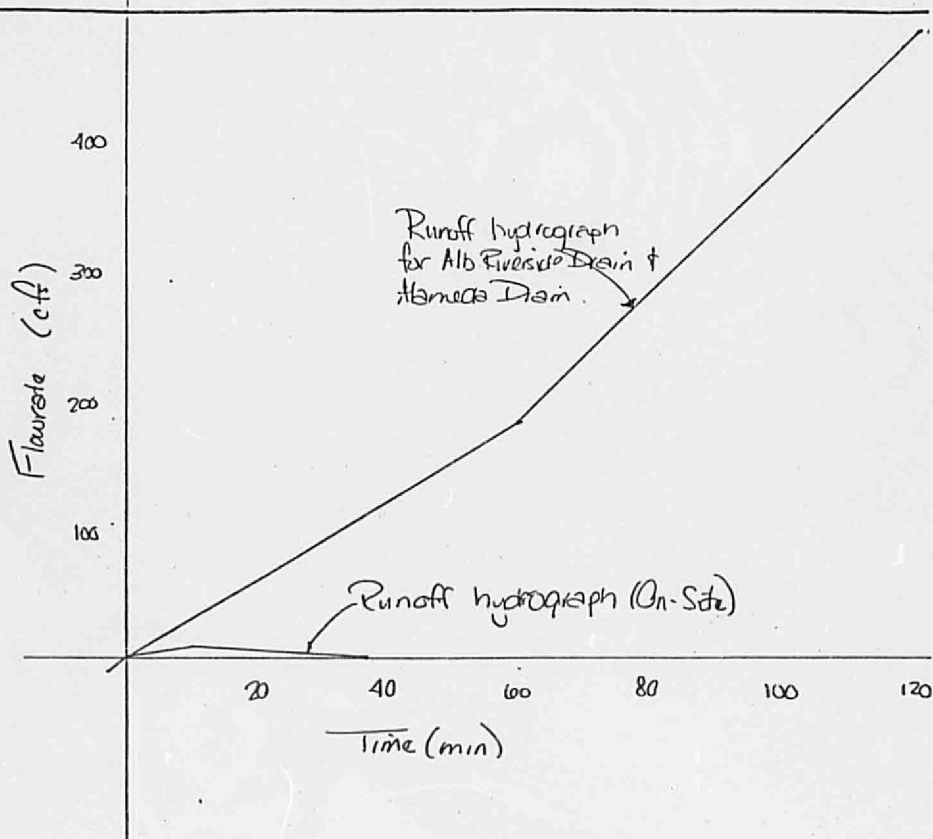
Subject Runoff hydrograph
Client Pudva

Job. No. _____
By CHG Date 1-17-85



CHAVEZ - GRIEVS / CONSULTING ENGINEERS, Inc.

Albuquerque, NM



Proposed On Site Conditions:

$$Q_p = 8.41 \text{ cfs}$$

$$t_p = t_c = 10 \text{ min}$$

$$V = 9641 \text{ cu. ft.}$$

$$T = \frac{2V}{Q_p} = \frac{2(9641)}{8.41(60)} = 38.21 \text{ min}$$

$$\Delta Q = 8.41 - 3.29 = 5.12 \text{ cfs}$$

BUREAU OF RECLAMATION
MIDDLE RIO GRANDE PROJECT
LICENSE APPLICATION FORM

Date of Request _____

NAME OF APPLICANT BEACH VENTURE, LTD.	ADDRESS AND PHONE 2400 CENTRAL SW
REQUESTED BY CHAVEZ GRIEVES, CONSULTING ENG., INC.	REQUESTOR'S ADDRESS 4520 MONTGOMERY BLVD SUITE 3 ALBUQ., N.M. 87109 PH 881-7376

LOCATION OF INSTALLATION:

A. MRCED Map and Tract (Lot or Block)

MAP 38, TRACT "A"

B. Name of Ditch (Canal, Lateral, Acequia, Drain)

ALBUQUERQUE BARR RIVERSIDE DRAIN

C. Ownership (easement) on Adjacent Lands

D. Existing Conditions

NOTE: The information above should be included on a general map of the area.

CONSTRUCTION DATA:

A. Type of Crossing:

- ☐ Bridge ☐ Concrete Box Culvert ☐ Concrete Pipe Culvert or Siphon ☐ CMP Culvert
☐ Utility Crossing, Buried ☐ Utility Crossing, Aerial ☐ Utility, Parallel
☒ Other **12" Ø RCP DRAIN INLET**

B. Width of Crossing:

C. Construction Schedule:

D. Restoration Plans for Disturbed Land: **AS GOOD OR BETTER**

Starting Date

Completion Date

FOR ANTONIO FLECK ARCH.

S. Shah By M. J. G...
REQUESTOR'S SIGNATURE

FOR MRCED OR BUREAU USE ONLY

REQUEST NO. _____

A. Section, Township, Range: **SEC. 13, T. 10 N., R. 2 E.**

B. Stationing of Ditch: **638+57**

C. Ditch Grade (Design or Operating): **1.00032**

D. Elevation of Centerline of Installations: **4939.40**

E. Ditch Capacity: **180**

F. Ditch Right-of-way Width: **70'**

G. Weed Problem Criteria:

H. Remarks or Special Conditions:

S. Shah By M. J. G...
DISTRICT ENGINEER



**CHAVEZ
GRIEVES / CONSULTING ENGINEERS, INC.**

4520 MONTGOMERY BLVD., SUITE 3
ALBUQUERQUE N.M. 87109
(505) 881-7376

January 21, 1985

Mr. Subhas K. Shah, P.E.
District Engineer
Middle Rio Grande Conservancy District
1931 2nd Street S.W.
Albuquerque, New Mexico 87103

RE: DISCHARGE INTO THE ALBUQUERQUE RIVERSIDE DRAIN
AND THE ALAMEDA DRAIN

Dear Mr. Shah:

Enclosed is the proposed conceptual drainage plan for the site north of the intersection of the above-referenced drains. I am hereby requesting a permit to discharge flows from the site into these drains.

The information for the peak flow at the intersection of the drains was given by Jim Fink, City of Albuquerque. After talking to him about the study site, we both agreed it would be best to free discharge flows from the site as to not increase the peak overall flow in the area. As you can see in the enclosed study, if the flows are controlled through ponding, the peak overall discharge will be increased. By discharging as soon as possible, there will be no impact on the peak overall discharge.

The proposed site will substantially improve the appearance of the area.

If you have any questions or comments, please feel free to call at your convenience.

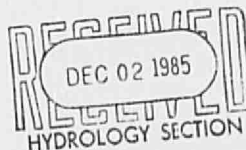
Sincerely,

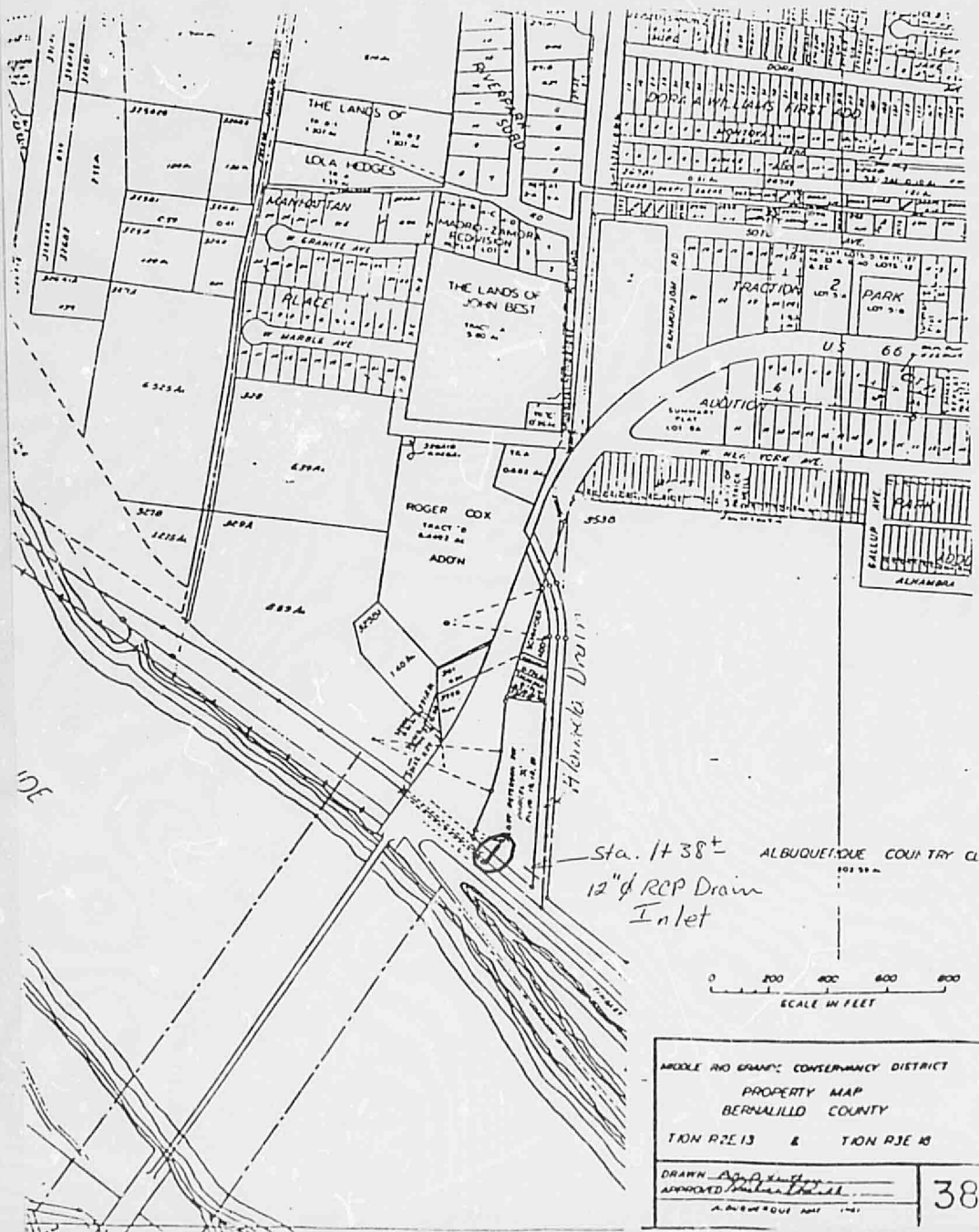
CHAVEZ-GRIEVES CONSULTING ENGINEERS, INC.

Jackie S. McDowell

Jackie S. McDowell

JSM:mf





MIDDLE AND GRAND CONSERVANCY DISTRICT
 PROPERTY MAP
 BERNALILLO COUNTY
 T10N R2E13 & T10N R2E14
 DRAWN BY Adrian Smith
 APPROVED William H. Smith
 ALBUQUERQUE MAY 1961

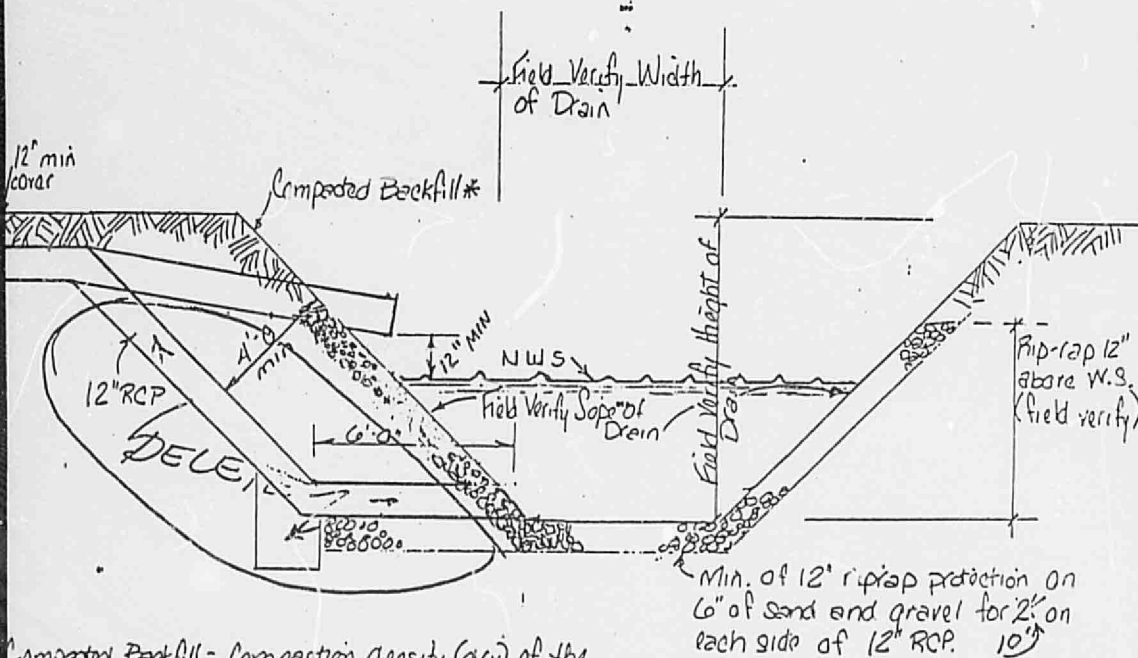


CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

Albuquerque, NM

Job: BRAD LARSEN'S
Subject: Abandonment - Discharge into Drains
Client: Edmark

Sheet No.: 2 of 2
Job No.: 704-100
By: 18/11 Date: 4/85



Compressed Backfill - Compaction density (dry) of the soil not to be less than 90 percent of laboratory standard soil density as determined by the ASTM Proctor Density Test.

STORM SEWER DISCHARGE STRUCTURE 1" x 4'-0"

to: This drawing taken from United States Department of the Interior Bureau of Reclamation, "Storm Sewer Discharge Structure - Alternate Drains".

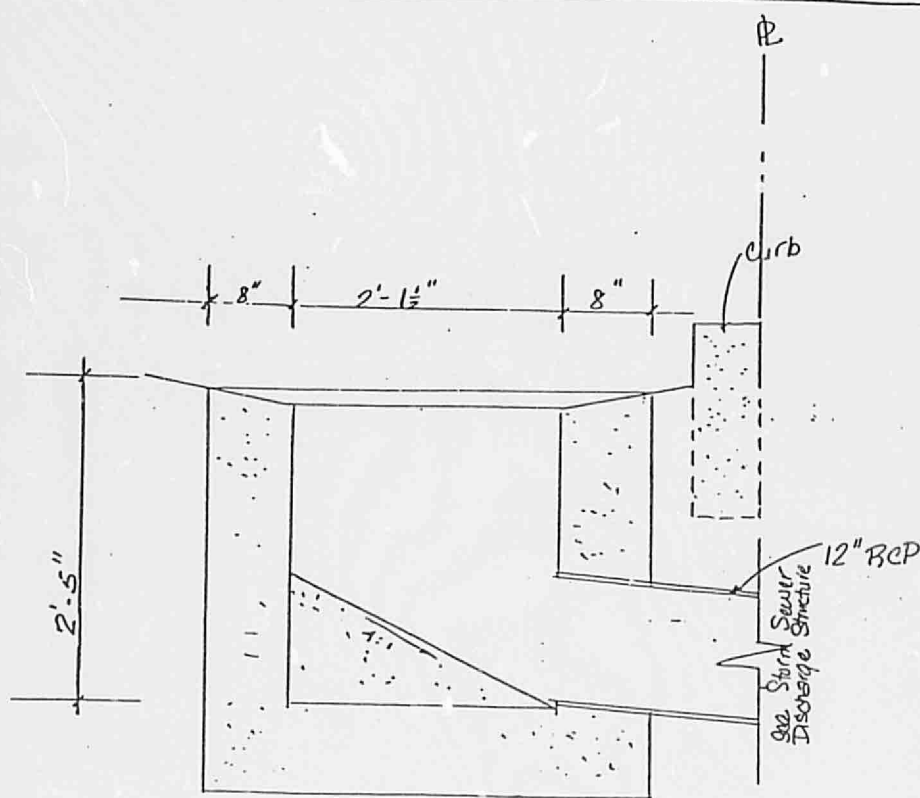
Job DEACH APARTMENTS
Subject Addendum - Discharge into Drains
Client Purdock

Sheet No. 1 of 2
Job. No. P04-100
By CSM Date 4/85



CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

Albuquerque, NM.



↑
STORM INLET SINGLE "D"
Construct as per city std. aux. K-6

INLET TO STORM SEWER
DISCHARGE STRUCTURE
1" 1'-0"

Subject: Drainage
Client: Project

Job. No. _____
By: mk Date: 1-17-55



CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

Albuquerque, NM.

Rational Formula $Q = CiA$

Area = 2.656 acres

$T_c = 10 \text{ min}$; Rainfall = 2.25"

Soil Series = Bs, Hydrologic Soil Group = A

EXISTING ON-SITE CONDITIONS:

% impervious = 11%

$C = 0.25$, $CN = 72$

$i = 2.2 (2.25) = 4.95 \text{ in/hr}$

$Q_{100} = (0.25)(4.95)(2.656) = 3.29 \text{ cfs}$

Direct Runoff = 0.5 in

$V_{100} = \frac{0.5}{12} \times 2.656 \times 43560 = 4821 \text{ cu. ft.}$

PROPOSED ON-SITE CONDITIONS:

% impervious = 79%

$C = 0.64$, $CN = 85$

$Q_{100} = (0.64)(4.95)(2.656) = 8.41 \text{ cfs}$

Direct Runoff = 1.0 in

$V_{100} = \frac{1}{12} \times 2.656 \times 43560 = 9641 \text{ cu. ft.}$

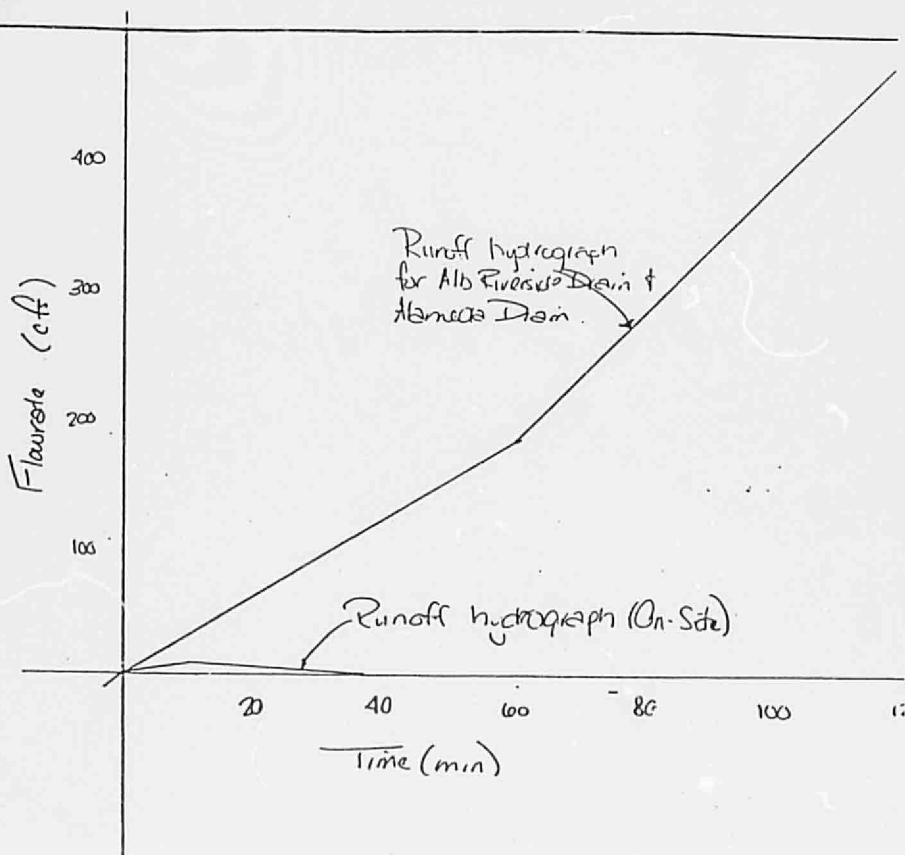
Subject Proposed Hydrograph
Client Piedra

Job. No. _____
By Chavez Date 1-17-83



CHAVEZ - GRIEVES / CONSULTING ENGINEERS, Inc.

Albuquerque, N.M.



Proposed On Site Conditions:

$$Q_p = 8.41 \text{ cfs}$$

$$t_p = t_o = 10 \text{ min}$$

$$V = 9041 \text{ cu. ft}$$

$$T = \frac{2V}{Q_p} = \frac{2(9041)}{8.41(60)} = 38.21 \text{ min}$$

$$\Delta Q = 8.41 - 3.29 = 5.12 \text{ cfs}$$