



# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 17, 1997

Richard Estrada  
Estrada Construction  
609 12th Street NW  
Albuquerque, New Mexico 87102

RE: ESTRADA OFFICE BUILDING (J13-D48)

Dear Mr. Estrada:

On November 29, 1996 a letter was sent to you confirming that I was allowing you a 120-day extension starting on November 1, 1996, to allow you to complete your project. During the year of 1997, I again issued another extension.

I feel that I have made every attempt to work with you in allowing you sufficient time to complete your project. Therefore, I feel that it is time that the extensions come to a halt and the project be completed.

As of January 1, 1998, you will be allowed until January 31, 1998 to complete and certify the site. If the construction is not completed by the allowed time, the original requirement of approved alley grades and permanent alley improvements will be imposed.

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

C: Andrew Garcia  
George T. Rodriguez

File

Sincerely

Bernie J. Montoya CE  
Associate Engineer

# ESTRADA CONSTRUCTION

3417 Morningside N.E. Albuquerque, N.M. 87110

N.M. LIC. # GB-98-14413

884-8829 Mobile 1-505-264-7301

October 30, 1996

Bernie Montoya  
City of Albuquerque- Public Works Dept.  
Albuquerque, N.M. 87103

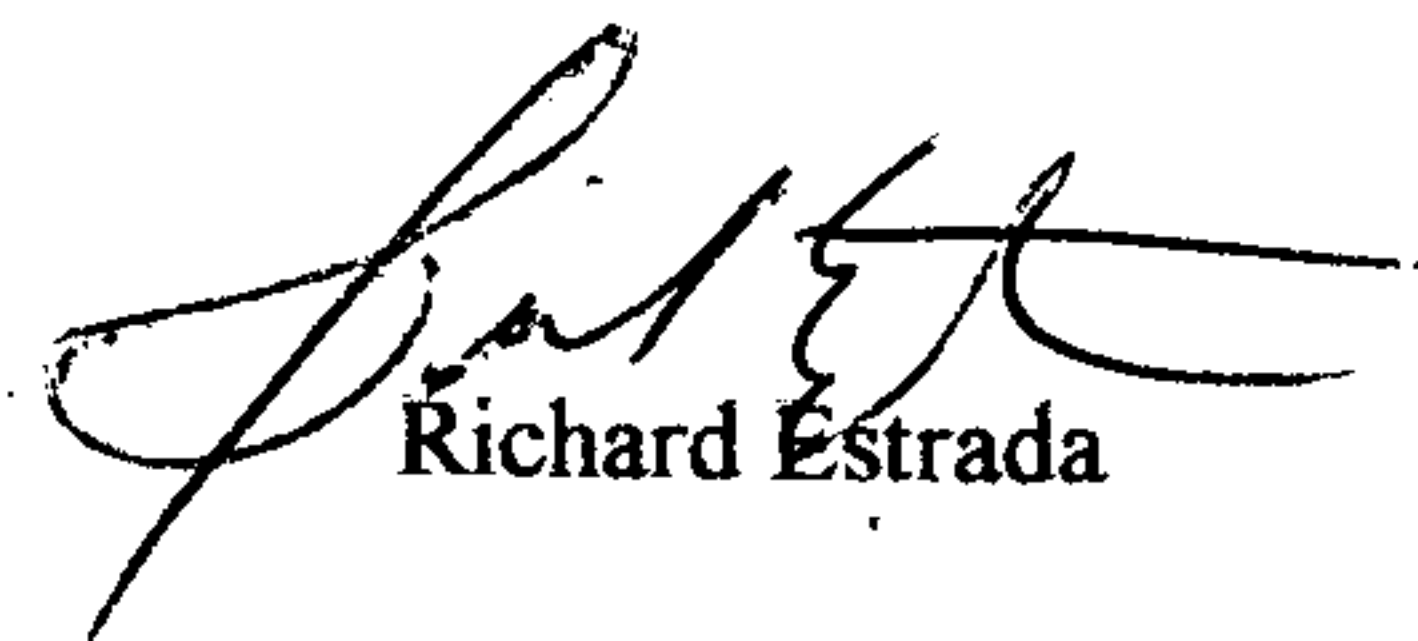
Dear Mr. Montoya,

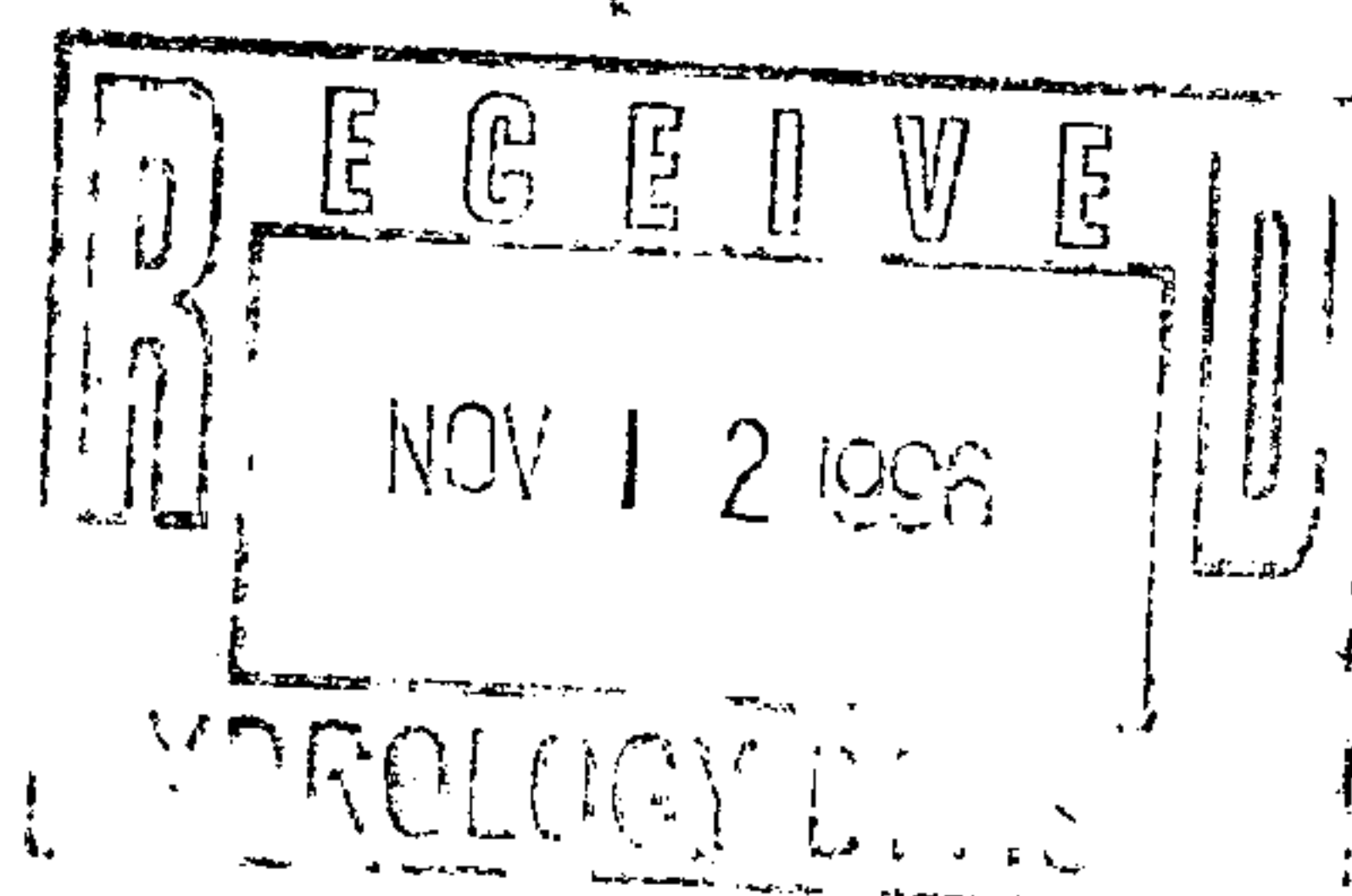
This letter concerns the property at 609 12th Street N.W. With regards to the conversation you and I had in your office on the 16th of October 1996. Relying on this conversation it is my understanding that the following items were agreed upon concerning the improvements to this property.

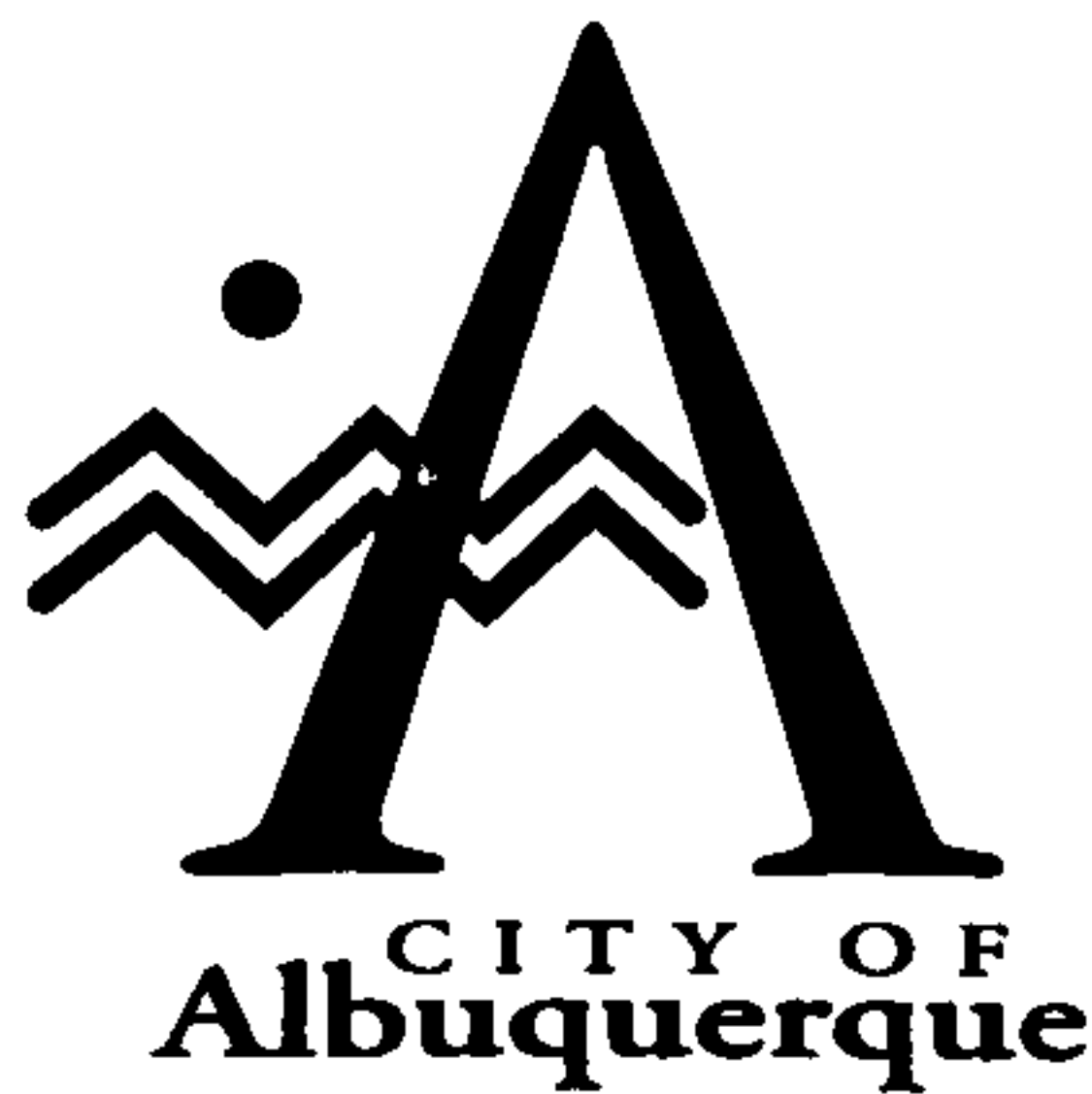
First that I agree to complete the rear yard parking and drainage plan according to the original specifications.

Secondly, that we agree to grade the alley to allow drainage from the northernmost corner of my property to Lomas Blvd. Additionally, we agree to gravel the alley from these same points. We agree to abide by these stipulations and ask that you allow us 120 Days from the 1st of November, 1996 to comply with this agreement. Thank you for your consideration.

Sincerely,

  
Richard Estrada





November 29, 1996

Martin J. Chávez, Mayor

Richard Estrada  
Estrada Construction  
3417 Morningside NE  
Albuquerque, NM 87111

**RE: ESTRADA OFFICE BUILDING (J13-D48)**

I am in receipt of your letter dated October 30, 1996. Based on our meeting on October 18, 1996, the following were agreed to be implemented.

1. Asphalt millings will be placed on the alley with positive drainage towards Lomas.
2. All developed run-off will be routed to 12th Street.
3. Engineer Certification after completion of project.

Keep in mind that the 120-day allowance is granted from November 1, 1996 with the understanding that all the above listed items will have been completed. If by the end of March 1997, the items are not completed and certified, permanent alley grades and improvements will be required without any other variances granted.

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

Sincerely,

Bernie J. Montoya, CE  
Engineering Associate

BJM/dl

c: Andrew Garcia  
George Rodriguez  
File



9/13/90

Barbara

9/13/90

9/4/90

9/7/90

on 10/1 out

phone

FOR \_\_\_\_\_ DESCRIPTION \_\_\_\_\_

PREPARED BY \_\_\_\_\_ DATE \_\_\_\_\_ FILE \_\_\_\_\_

CHECKED BY \_\_\_\_\_ SHEET \_\_\_\_\_ of \_\_\_\_\_

ALBUQUERQUE PUBLIC WORKS DEPARTMENT

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: ESTRADA OFFICE BUILDING ZONE ATLAS/DRNG. FILE #: J-13/D48  
 LEGAL DESCRIPTION: LOT "19-A", BLOCK 27, PEREA ADDITION  
 CITY ADDRESS: 609 12TH STREET N.W.  
 ENGINEERING FIRM: ARSENIO J. MARTINEZ, P.E. CONTACT: MR. MARTINEZ  
90 RODRIGUEZ & ASSOCIATES MR. RODRIGUEZ  
 CITY ADDRESS: 2500 GARFIELD S.E. #5, 87106 PHONE: 266-3830  
 OWNER: RICHARD ESTRADA CONTACT: MR. ESTRADA  
 CITY ADDRESS: 3417 MORNINGSIDE N.E. 87110 PHONE: 884-8829  
 ARCHITECT: OWNER CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: TORRES SURVEYING COMPANY CONTACT: MR. JIM TORRES  
90 RODRIGUEZ & ASSOCIATES MR. RODRIGUEZ  
 ADDRESS: 2500 GARFIELD S.E. #5 87106 PHONE: 266-3830  
 CONTRACTOR: OWNER CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## PRE-DESIGN MEETING:

☒ YES  
☐ NO  
☐ COPY OF CONFERENCE RECAP SHEET PROVIDED

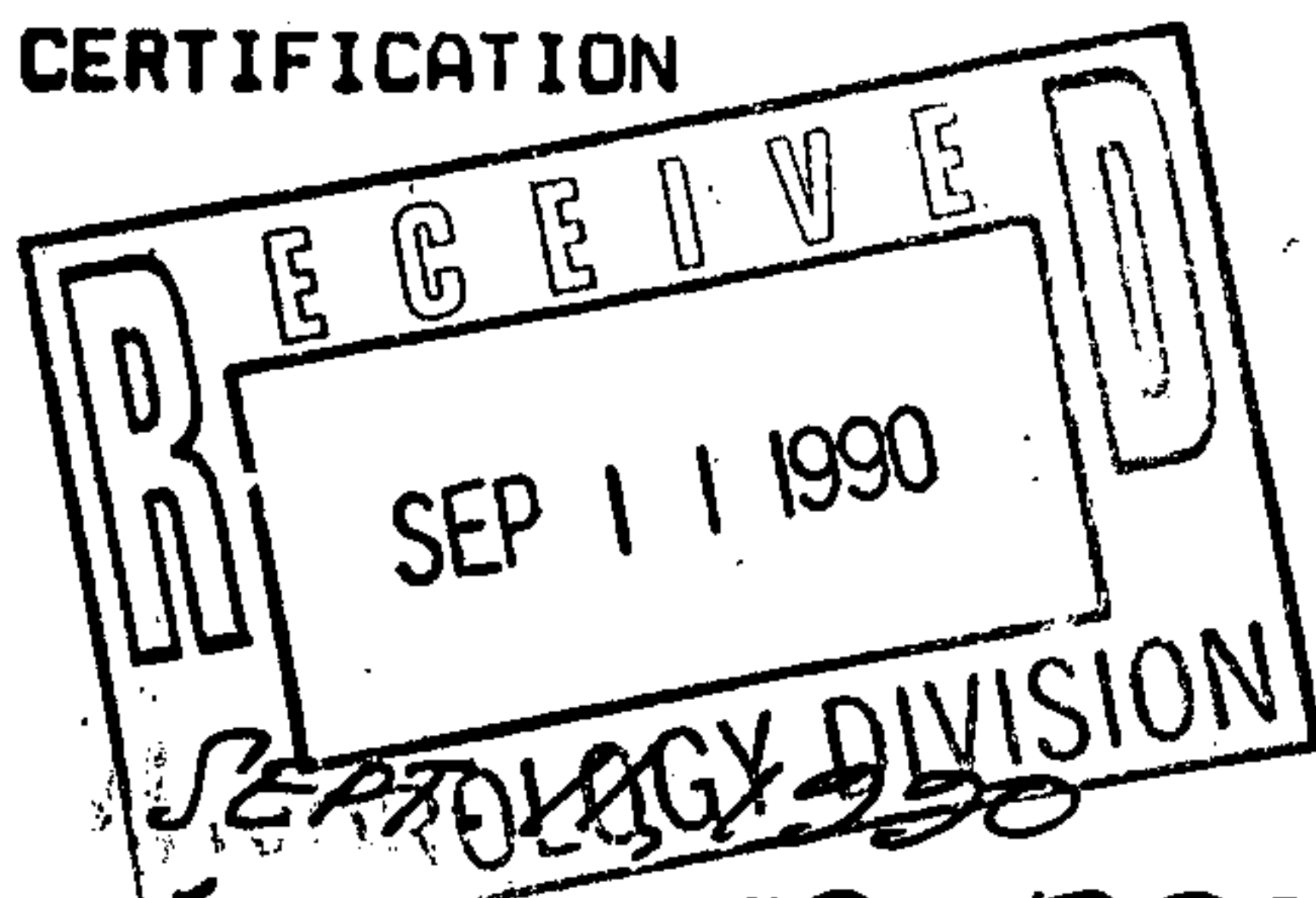
DRB NO. \_\_\_\_\_  
 EPC NO. \_\_\_\_\_  
 PROJ. NO. \_\_\_\_\_

## TYPE OF SUBMITTAL:

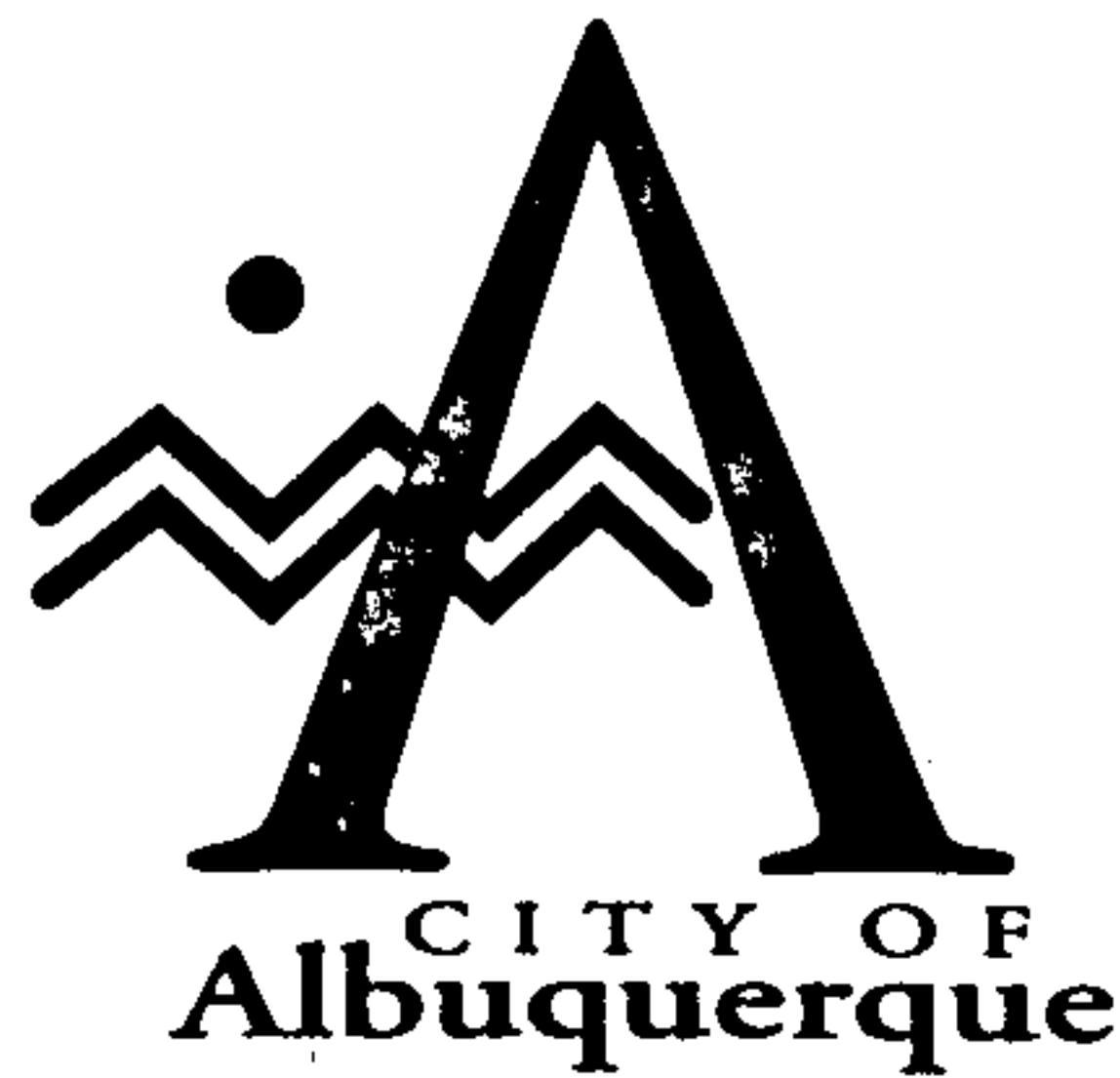
☐ DRAINAGE REPORT  
☒ DRAINAGE PLAN  
☐ CONCEPTUAL GRADING & DRAINAGE PLAN  
☒ GRADING PLAN  
☐ EROSION CONTROL PLAN  
☐ ENGINEER'S CERTIFICATION

## 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: AUGUST 29, 1990  
 BY: RODRIGUEZ & ASSOCIATES



Martin J. Chávez, Mayor

June 19, 1996

Mr. Richard Estrada  
Estrada Construction Company  
3417 Morningside N.E.  
Albuquerque, New Mexico 87110


Re: Proposed alley grades and improvements adjacent to subject site  
located at 609 12th Street NW.

Dear Mr. Estrada:

This is a follow up to the letter that was sent to you on April 23, 1996. This office needs to know what type of action you are going to take concerning the outstanding violation on your property. This office also needs to have a time frame as to when you will be correcting this problem.

If you should have any questions pertaining to this matter, please feel free to contact me at 768-2667.

Sincerely,

  
Bernie Montoya  
Engineer Associate

c: file

Good for You, Albuquerque!





# ***City of Albuquerque***

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 23, 1996

Mr. Richard Estrada  
ESTRADA CONSTRUCTION COMPANY  
3417 Morningside N.E.  
Albuquerque, New Mexico 87110

Re: Proposed alley grades and improvements adjacent to subject site  
located at 609 12th Street N.W., Albuquerque, New Mexico.

Dear Mr. Estrada:

On Monday April 22, 1996, this office conducted an inspection at 609 12th Street N.W. Our inspection revealed that you are occupying the building at 609 12th Street N.W. On September 12, 1990, you sent a letter to our office committing to providing the required alley grades and alley improvements that were set forth by the City of Albuquerque D.R.C. As of the date of this letter, our (Hydrology) office nor D.R.C.'s office has received any such document. It is imperative that you contact our office at once to discuss a solution to correct the problem.

If you should have any questions please feel free to contact me at 768-2667.

Sincerely,

*Bernie Montoya*  
Bernie Montoya  
Engineer Associate

September 12, 1990

Mr. Richard Estrada  
ESTRADA CONSTRUCTION COMPANY  
3417 Morningside N.E.  
Albuquerque, New Mexico 87110

Mr. Bernie J. Montoya  
City of Albuquerque  
Hydrology Development Section  
P.O. Box 1293  
Albuquerque, New Mexico 87103

RE: Proposed alley grades and improvements adjacent  
to subject site located at 609 12th Street N.W.,  
Albuquerque, New Mexico.

Dear Mr. Montoya:

Per your request, this letter will serve as my commitment to the City of Albuquerque that I shall not occupy the finished building that is located at the above referenced address without an Certificate of Occupancy to be issued by the City of Albuquerque. The Certificate of Occupancy is contingent upon me providing the required alley grades and alley improvements as shall be set forth by the City of Albuquerque D.R.C.; also, it is my understanding that said improvements are to be in place prior to C.O. release by the City of Albuquerque.

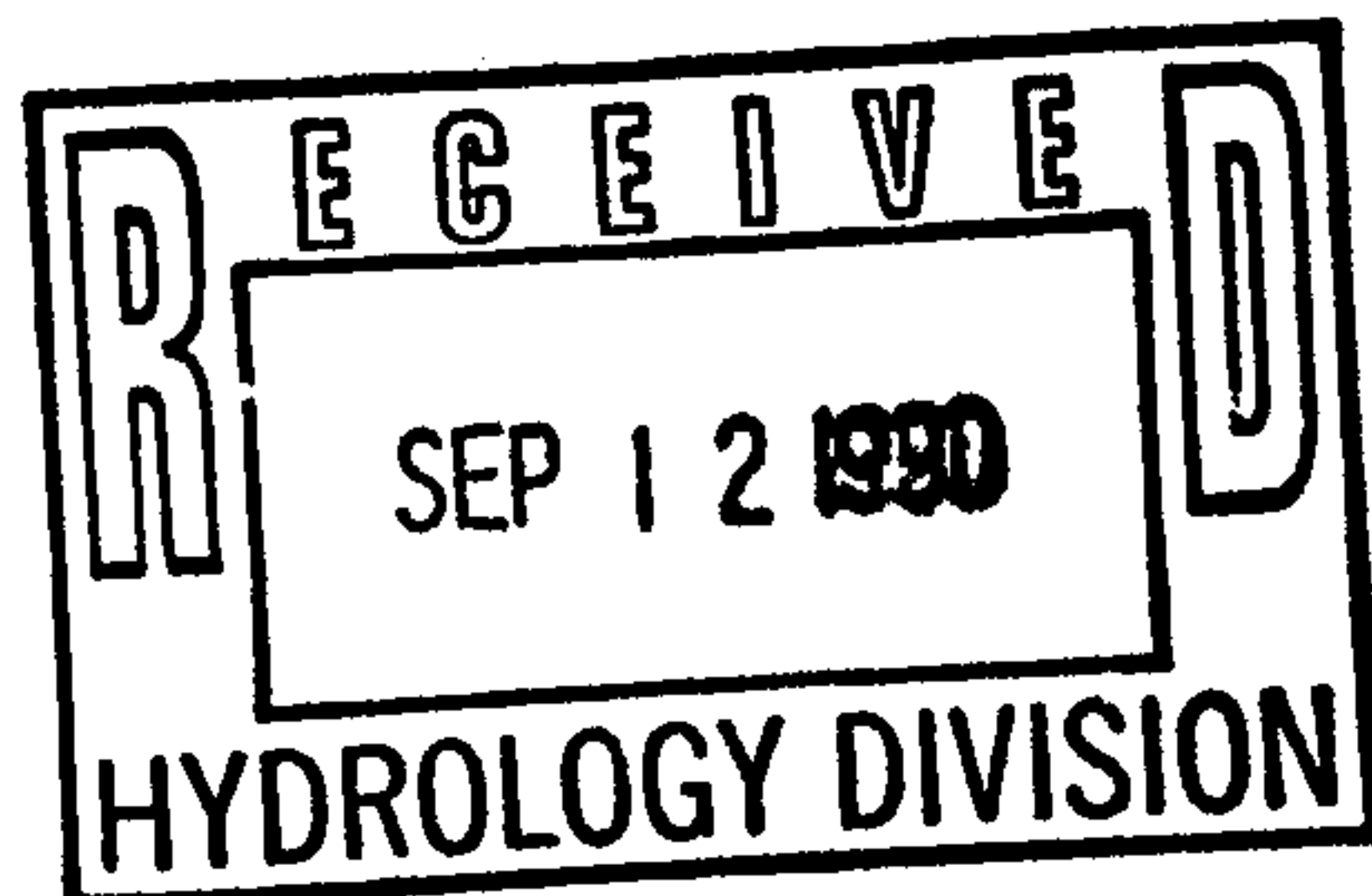
Your help is greatly appreciated and acknowledged. Thank you.

Sincerely,



Richard Estrada  
ESTRADA CONSTRUCTION COMPANY

RE/gr



Meeting on 10/18/96

Mr. Estrada & Mr. Rodriguez met with me.  
on 10/18/96 p.m.

Mr. Estrada will provide me with another letter  
which will identify that the following will be provided:

1. Asphalt millings will be placed on the alley  
with positive drainage towards homes
2. All developed run off will be routed to 12th Str.
3. Engineer Certification after completion of project.

FILE COPY



# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

September 14, 1990

J. Arsenio Martinez  
Rodriguez & Associates  
2500 Garfield Street, SE Suite #5  
Albuquerque, New Mexico 87106

RE: DRAINAGE PLAN FOR ESTRADA OFFICE BUILDING  
(J-13/D48) ENGINEER'S STAMP DATED SEPTEMBER 7, 1990

Dear Mr. Martinez:

Based on the information provided on your submittal of September 11, 1990, the above referenced plan is approved for Building Permit.

Please be advised that the Certificate of Occupancy will not be released until the following have been addressed:

1. Approved alley grades from DRC along with the construction specifications for the alley.
2. Alley improvements must be in place.

It is important that the above comments be satisfied prior to final construction of the building and paving.

Also, a separate permit is required for construction within the City right-of-way. A copy of this approval letter must be on hand when applying for the excavation permit.

If I can be of further assistance, please feel free to call me at 768-2650.

Cordially,

*Bernie J. Montoya*  
for Fred J. Aguirre, P.E.  
Hydrologist

xc: Richard Estrada  
Darlene Saavedra

BJM:FJA/bsj  
(WP+2143)

PUBLIC WORKS DEPARTMENT

FILE COPY

CITY OF ALBUQUERQUE  
PUBLIC WORKS DEPARTMENT



INTER-OFFICE CORRESPONDENCE

September 18, 1990

ENGINEERING GROUP

TO: Desiderio Salas; Street Maintenance Division

FROM: Fred J. Aguirre, Hydrologist; Engineering Group/PWD *FJA*

SUBJECT: PRIVATE DRAINAGE FACILITIES WITHIN PUBLIC RIGHTS-OF-WAY/EASEMENT  
609 12th STREET, NW (J-13/D48)

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Transmitted herewith, is a copy of the approved drainage plan for the referenced project incorporating the S.O. #19 design.

In accordance with the new process, this plan is being submitted to you for permitting and inspection. Please provide this section with a signed-off copy per the signature block upon construction and acceptance by your office.

As you are aware, the signed-off S.O. #19 is required by this office for Certificate of Occupancy release; hence your expeditious processing of this plan would be greatly appreciated and would avoid any unnecessary delay in the release of the Certificate of Occupancy.

Thank you for your cooperation, and if you should have any questions and/or comments regarding the process, please feel free to call me at 768-2650.

FJA/bsj

Attachment

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: ESTRADA OFFICE BUILDING ZONE ATLAS/DRNG. FILE #: J-13 / D48

LEGAL DESCRIPTION: LOT "19-A", BLOCK 27, PEREA ADDITION

CITY ADDRESS: 609 12<sup>TH</sup> STREET N.W.

ENGINEERING FIRM: ARSENIO J. MARTINEZ, P.E. CONTACT: MR. MARTINEZ  
90 RODRIGUEZ & ASSOCIATES MR. RODRIGUEZ

CITY ADDRESS: 2500 GARFIELD S.E. #5, 87106 PHONE: 266-3830

OWNER: RICHARD ESTRADA CONTACT: MR. ESTRADA

CITY ADDRESS: 3417 MORNINGSIDE N.E. 87110 PHONE: 884-8829

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

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

SURVEYOR: TORRES SURVEYING COMPANY CONTACT: MR. JIM TORRES  
90 RODRIGUEZ & ASSOCIATES MR. RODRIGUEZ

ADDRESS: 2500 GARFIELD S.E. #5 87106 PHONE: 266-3830

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

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

## 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

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☐ PRELIMINARY PLAT APPROVAL

☐ SITE DEVELOPMENT PLAN APPROVAL

☐ FINAL PLAT APPROVAL

☒ BUILDING PERMIT APPROVAL

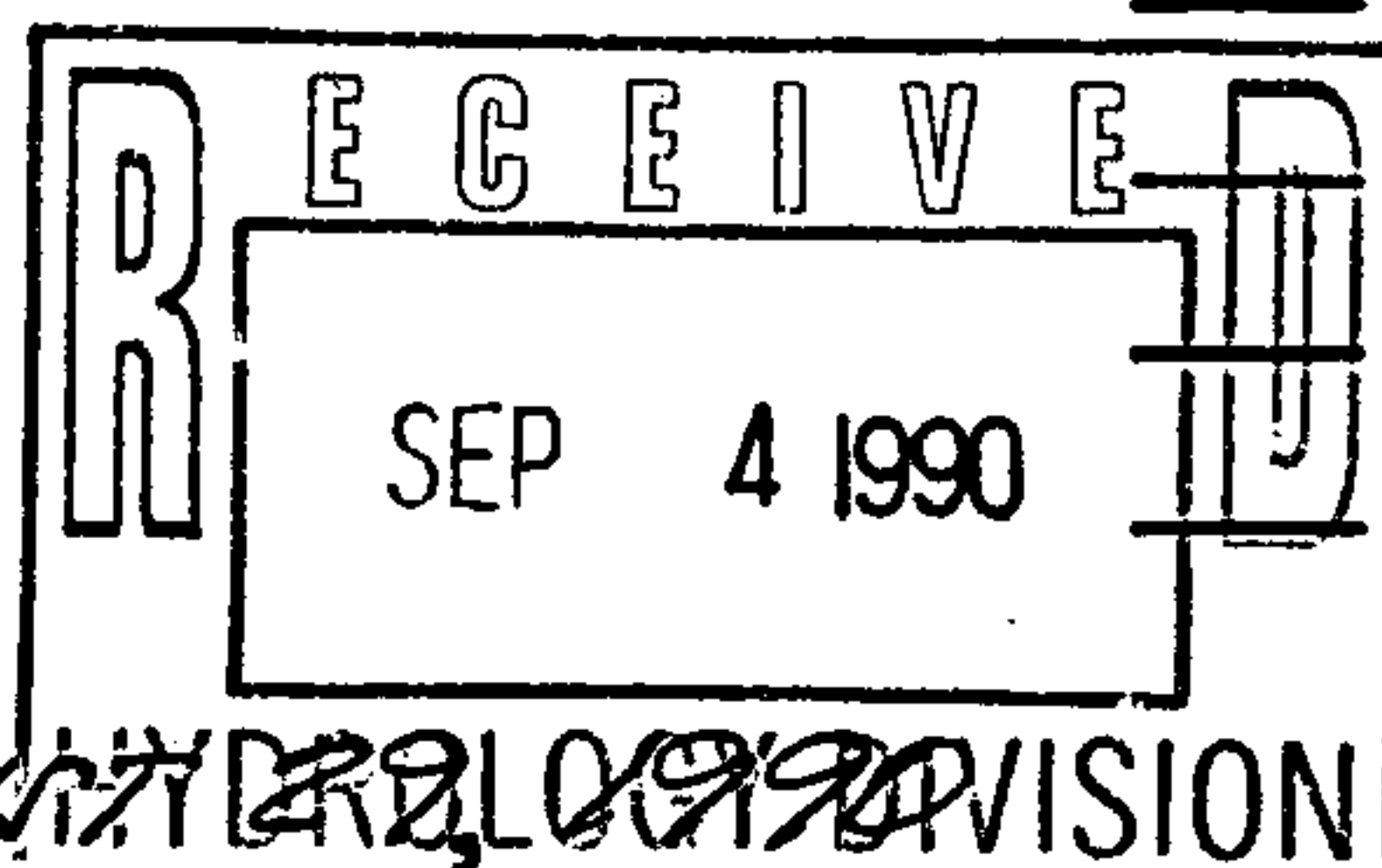
☐ FOUNDATION PERMIT APPROVAL

☐ CERTIFICATE OF OCCUPANCY APPROVAL

☐ ROUGH GRADING PERMIT APPROVAL

☐ GRADING/PAVING PERMIT APPROVAL

OTHER \_\_\_\_\_ (SPECIFY)



DATE SUBMITTED: AUGUST 22, 1990

BY: RODRIGUEZ & ASSOCIATES

P 903.030 859



# Certified Mail Receipt

No Insurance Coverage Provided

Do not use for International Mail

(See Reverse)

Sent to

Richard Estrada

Street & No.

3417 Morningside NE.

P.O., State & ZIP Code

416 NM 87110

Postage

\$

Certified Fee

Special Delivery Fee

Restricted Delivery Fee

Return Receipt Showing  
to Whom & Date Delivered

Return Receipt Showing to Whom,  
Date, & Address of Delivery

TOTAL Postage  
& Fees

\$

Postmark or Date

PS Form 3800, June 1990

**STICK POSTAGE STAMPS TO ARTICLE TO COVER FIRST CLASS POSTAGE,  
CERTIFIED MAIL FEE, AND CHARGES FOR ANY SELECTED OPTIONAL SERVICES (see front).**

1. If you want this receipt postmarked, stick the gummed stub to the right of the return address leaving the receipt attached and present the article at a post office service window or hand it to your rural carrier (no extra charge).
2. If you do not want this receipt postmarked, stick the gummed stub to the right of the return address of the article, date, detach and retain the receipt, and mail the article.
3. If you want a return receipt, write the certified mail number and your name and address on a return receipt card, Form 3811, and attach it to the front of the article by means of the gummed ends if space permits. Otherwise, affix to the back of article. Endorse front of article **RETURN RECEIPT REQUESTED** adjacent to the number.
4. If you want delivery restricted to the addressee, or to an authorized agent of the addressee, endorse **RESTRICTED DELIVERY** on the front of the article.
5. Enter fees for the services requested in the appropriate spaces on the front of this receipt. If return receipt is requested, check the applicable blocks in item 1 of Form 3811.
6. Save this receipt and present it if you make inquiry.

☆ U.S.G.P.O. 1990-270-153