

Perry Robert Wilkes

January 6, 1998

Lisa Ann Manwill
Hydrology Office, Building and Safety Div.
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Manwill,

As we discussed in our conversation at your office on January 5, 1998, I am writing this letter to explain why we are submitting an "after-the-fact" Hydrology Report for our property at 718 Mountain Road NW (Lot 408-A, Armijo Add'n, J14-D125).

Neither the Contractor for this project (The third dwelling unit on our property), nor I, the Owner, were familiar with the permitting process for a commercial project. The Permit Desk called the Contractor and told him the Construction Permit was ready to be picked up. He got the Permit and built the unit. At the end of construction, we called all the agencies who were listed on the back as having an interest in a Final Inspection. It was then we found out that Hydrology had not signed off on the plans and that we were given the Permit by mistake. After consulting with Bernie Montoya, I immediately engaged Marvin Kortum, PE to provide a Hydrology Plan which was submitted as soon as it was completed.

In answer to the other questions posed in your letter of December 24, 1997, I will speak to Mr. Kortum regarding the provision of a legend and a legible date on the Engineer's stamp. In answer to question 4, we have allowed sufficient room for a sidewalk which is scheduled to be installed this spring as part of an overall redesign and rehabilitation of Mountain Road.

I apologize for the confusion, but it was never our intent to run afoul of any Building Codes or regulations and we sincerely thought we had complied with all requirements. It was never in our interest to do anything else. Thank you very much for your consideration and your assistance in this matter.

Sincerely,



Perry R. Wilkes

DRAINAGE INFORMATION SHEET

Grading and Drainage Plan

PROJECT TITLE: Lot 408-A, ZONE ATLAS/DRNG. FILE #: J-14/D 125
 LEGAL DESCRIPTION: Lot 408-A, Block 37, Perfecto Armijo and Brothers Addition
 CITY ADDRESS: 718 Mountain Road, NW

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum
 ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774
Albuquerque, NM 87123

OWNER: Perry Wilkes CONTACT: _____
 ADDRESS: 718 Mountain Road, NW PHONE: 842-8626
Albuquerque, NM 87102

ARCHITECT: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

SURVEYOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

CONTRACTOR: _____ CONTACT: _____
 ADDRESS: _____ PHONE: _____

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY OF CONFERENCE RECAP
 SHEET PROVIDED

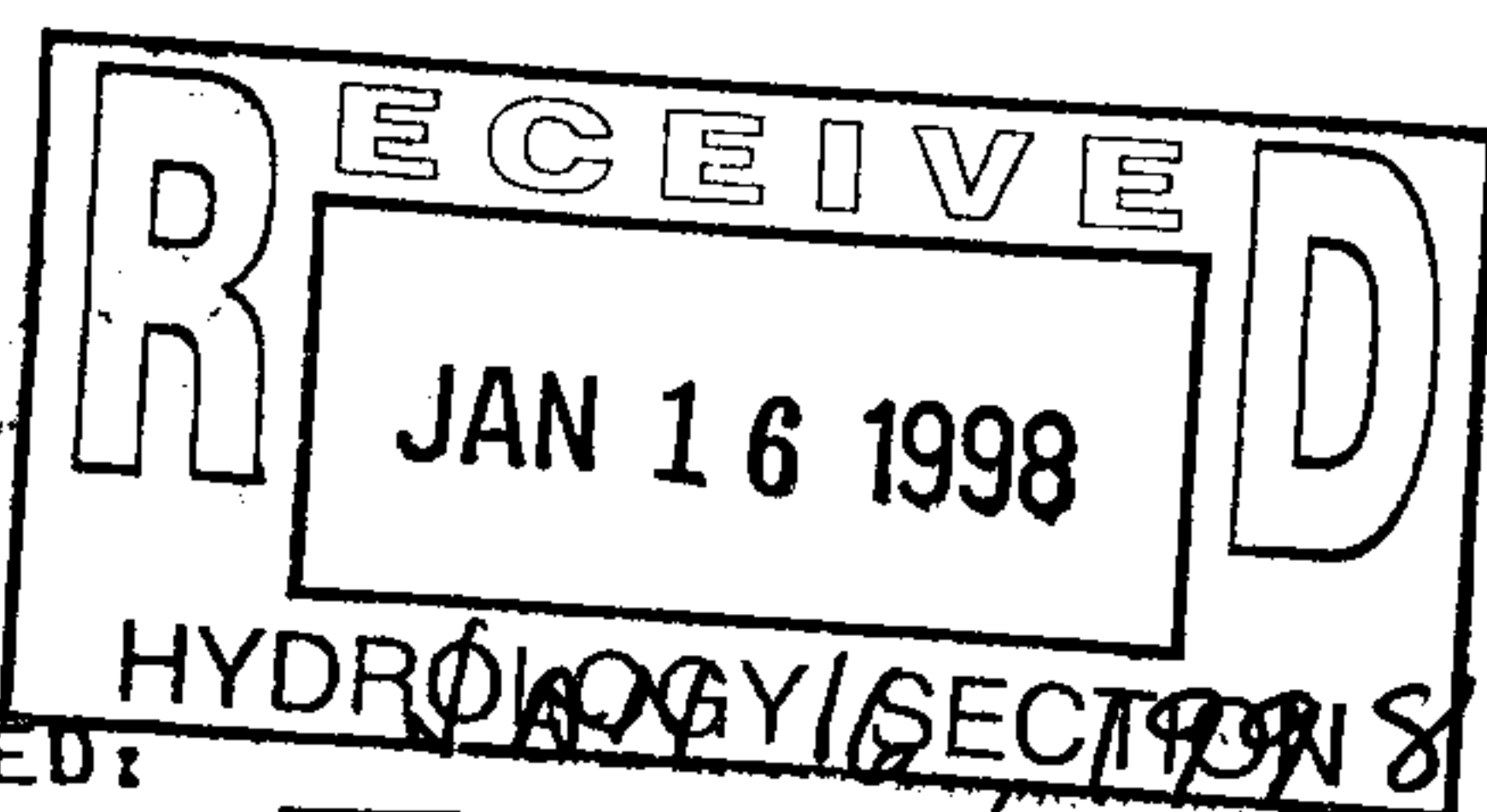
DRB NO. _____
 EPC NO. _____
 PROJ. NO. _____

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
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☒ CERTIFICATE OF OCCUPANCY APPROVAL
☐ ROUGH GRADING PERMIT APPROVAL
☐ GRADING/PAVING PERMIT APPROVAL
☐ OTHER _____ (SPECIFY)



DATE SUBMITTED: _____
 BY: Marvin R Kortum

Marvin R Kortum
1605 Speakman Drive SE
Albuquerque, New Mexico 87123
NMPE 6519
(505) 299-0774

January 14, 1998

City of Albuquerque
Hydrology Section
ATTN: Mrs. Lisa Ann Manwill
Public Works Department
Albuquerque, New Mexico 87103
924-3984

REFERENCE: Grading and Drainage Plan for Lot numbered 408-A in Block 37, Perfecto Armijo and Brothers Addition, (recorded June 12, 1992, V 92C, F117). (City address 718 Mountain Road, NW, 'Drainage report number J14-D125).

Dear Lisa:

This letter forwards a revised Grading and Drainage Plan for the referenced project for your review and approval. Specific revisions and answers to the comments in your December 24, 1997 letter are discussed below:

Comment 1, 2 and 4: Mr. Wilkes states that he has sent you a letter explaining the purpose and requirement of the grading and drainage plan.

Comment 3: A legend is now shown on the drawings. The current drawing bears an engineers signature dated January 14, 1998.

Please call me if you have further questions.

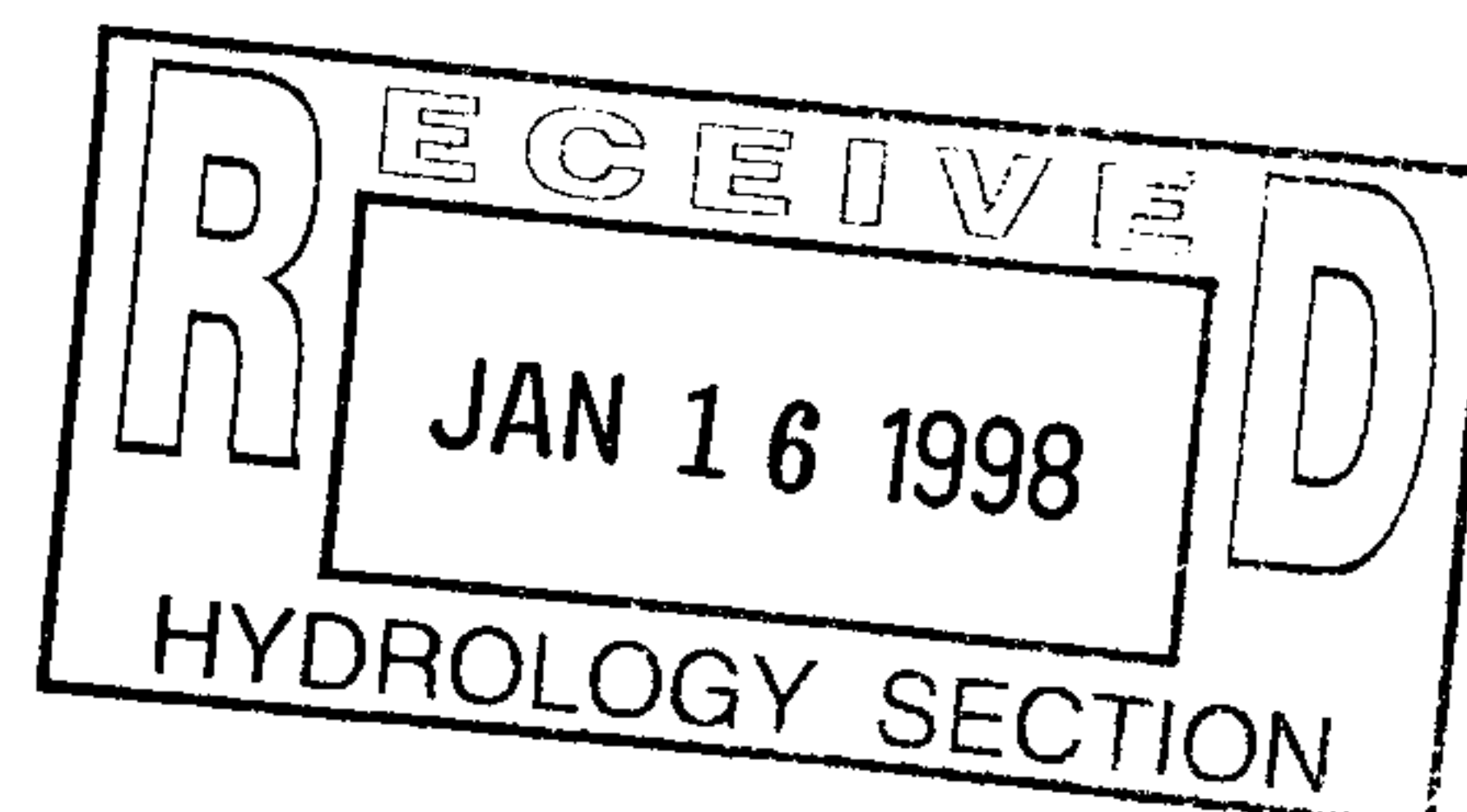
Thank you.

Sincerely,



Marvin R Kortum

cc: Perry Wilkes
718 Mountain Road, NW
Albuquerque, New Mexico 87102
842-8626



Perry Robert Wilkes

January 6, 1998

Lisa Ann Manwill
Hydrology Office, Building and Safety Div.
City of Albuquerque
PO Box 1293
Albuquerque, NM 87103

Dear Ms. Manwill,

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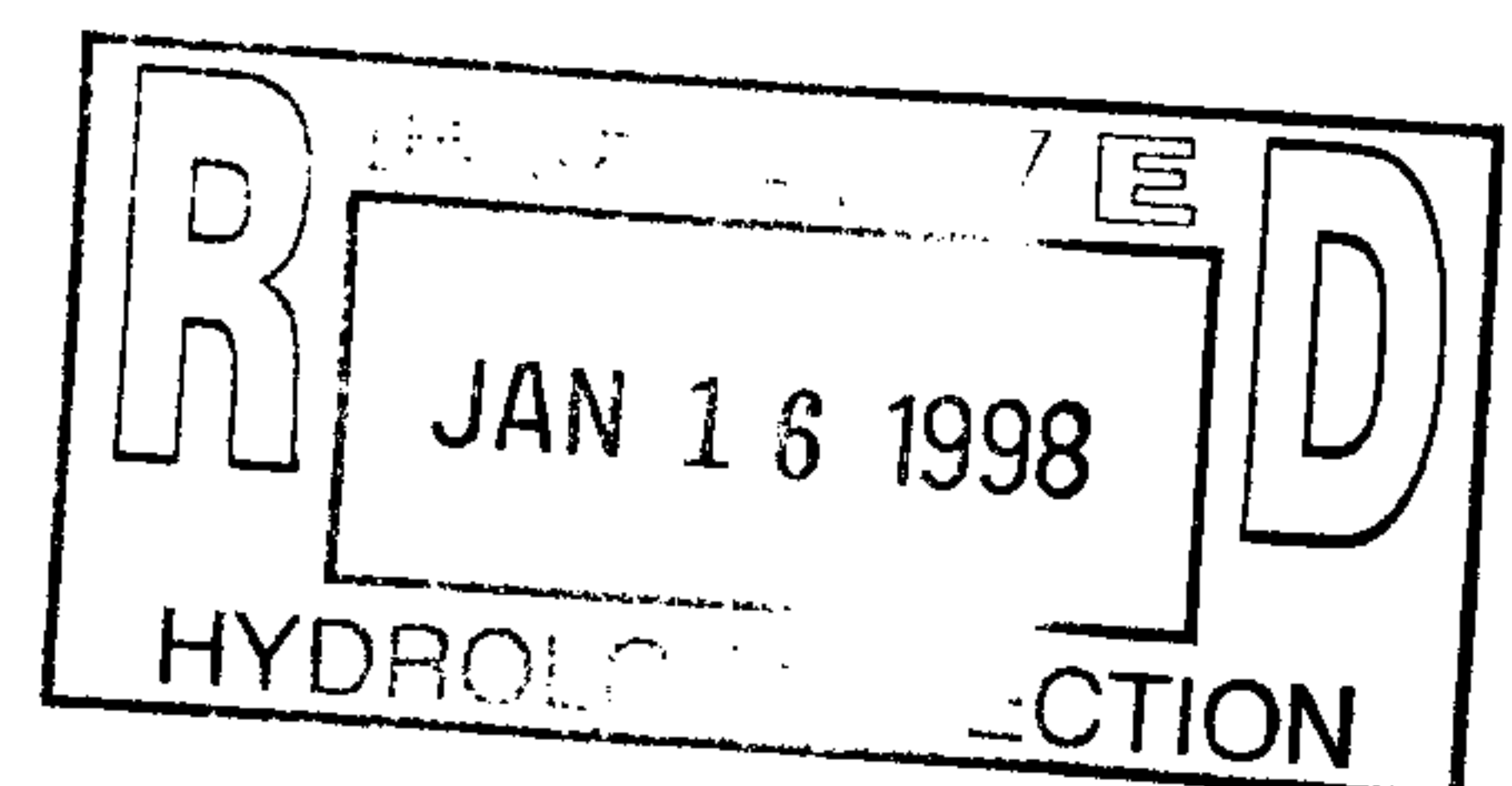
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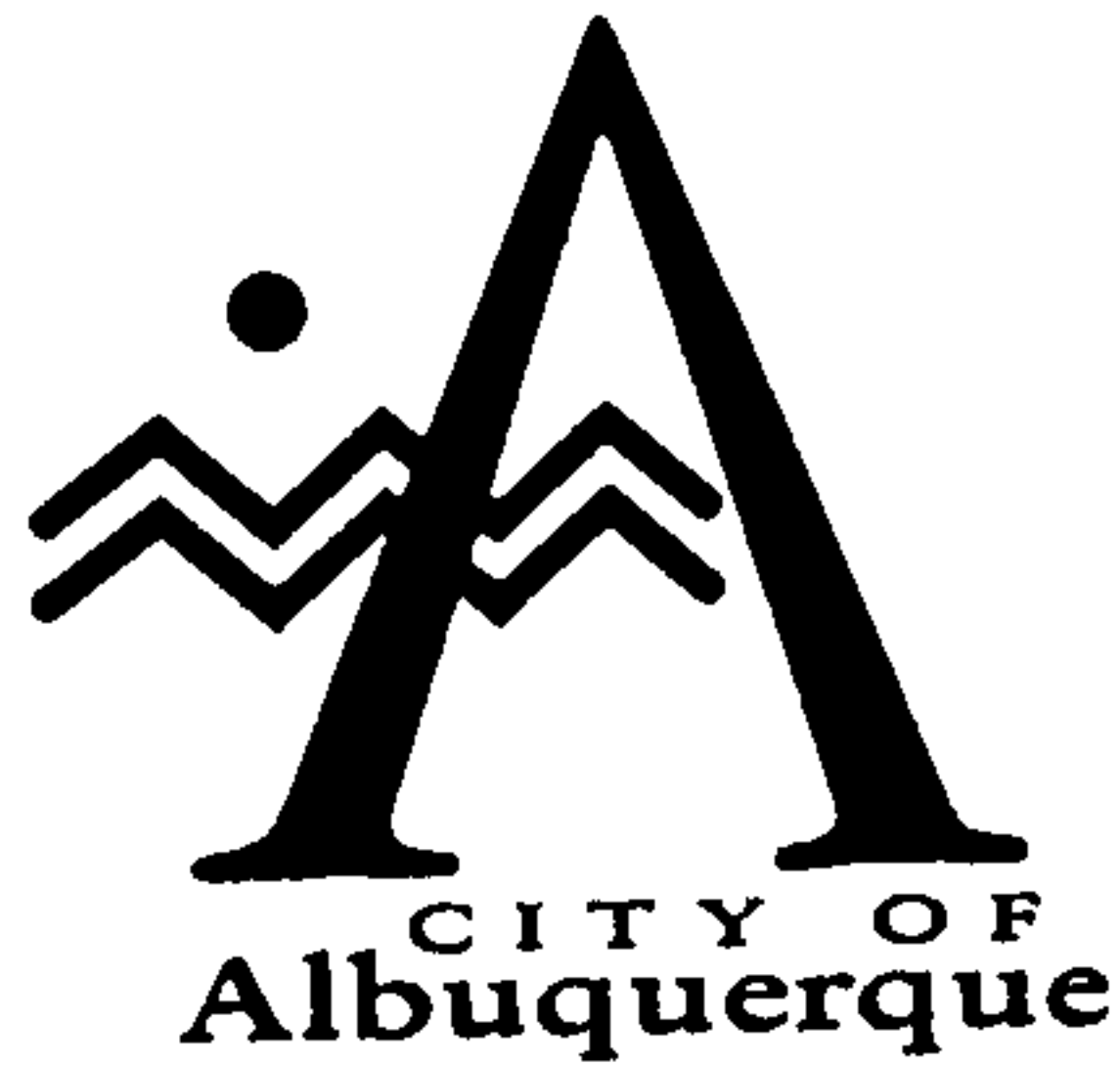
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Sincerely,

Perry R. Wilkes





February 11, 1998

Marvin Kortum
1605 Speakman Dr. SE
Albuquerque, NM 87123

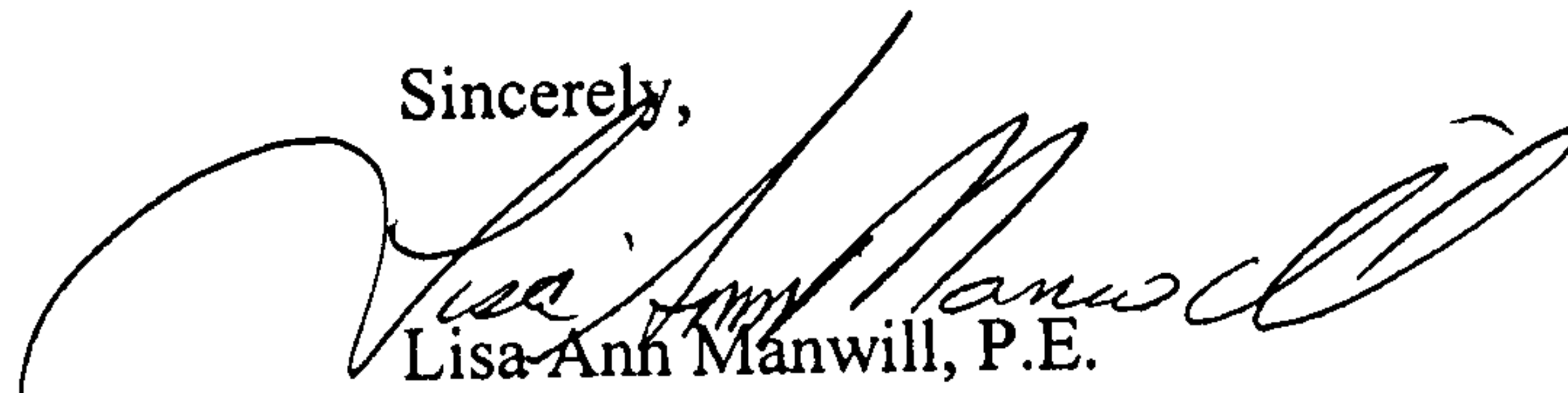
**RE: LOT 408-A (J14-D125). ENGINEER'S CERTIFICATION FOR CERTIFICATE OF
OCCUPANCY. ENGINEER'S CERTIFICATION DATED FEBRUARY 11, 1998.**

Dear Mr. Kortum:

Based on the information provided on your January 16 1998 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 924-3984.

Sincerely,



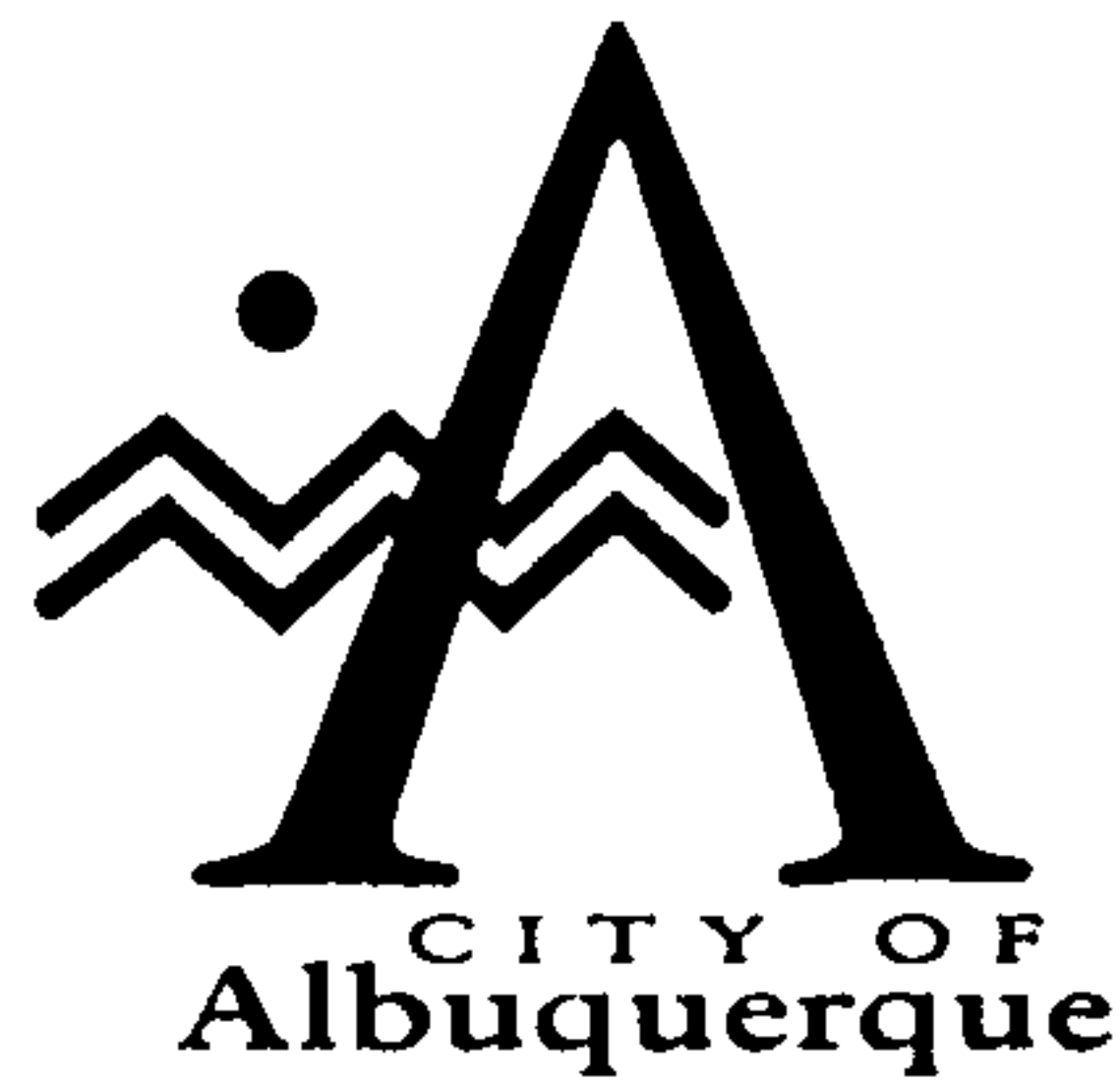
Lisa Ann Manwill, P.E.
Hydrology

c: Perry Wilkes - 718 Mountain Road NW, Albuquerque, NM 87102
Andrew Garcia

File

Good for You, Albuquerque!





February 11, 1998

Marvin Kortum
1605 Speakman Dr. SE
Albuquerque, NM 87123

**RE: LOT 408-A (J14-D125). GRADING AND DRAINAGE PLAN FOR BUILDING
PERMIT APPROVAL. ENGINEER'S STAMP DATED DECEMBER 5, 1997.**

Dear Mr. Kortum:

Based on the information provided on your January 16 1998 submittal, the above referenced project is approved for Building Permit.

Prior to Certificate of Occupancy, an Engineer's Certification 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.
Hydrology

c: Perry Wilkes - 718 Mountain Road NW, Albuquerque, NM 87102
Andrew Garcia

File

Good for You, Albuquerque!





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 24, 1997

Marvin Kortum
1605 Speakman Dr. SE
Albuquerque, NM 87123

***RE: LOT 408-A (J14-D125). GRADING AND DRAINAGE PLAN FOR SITE
DEVELOPMENT PLAN, BUILDING PERMIT, AND CERTIFICATE OF
OCCUPANCY APPROVALS. ENGINEER'S STAMP DATE IS NOT LEGIBLE.***

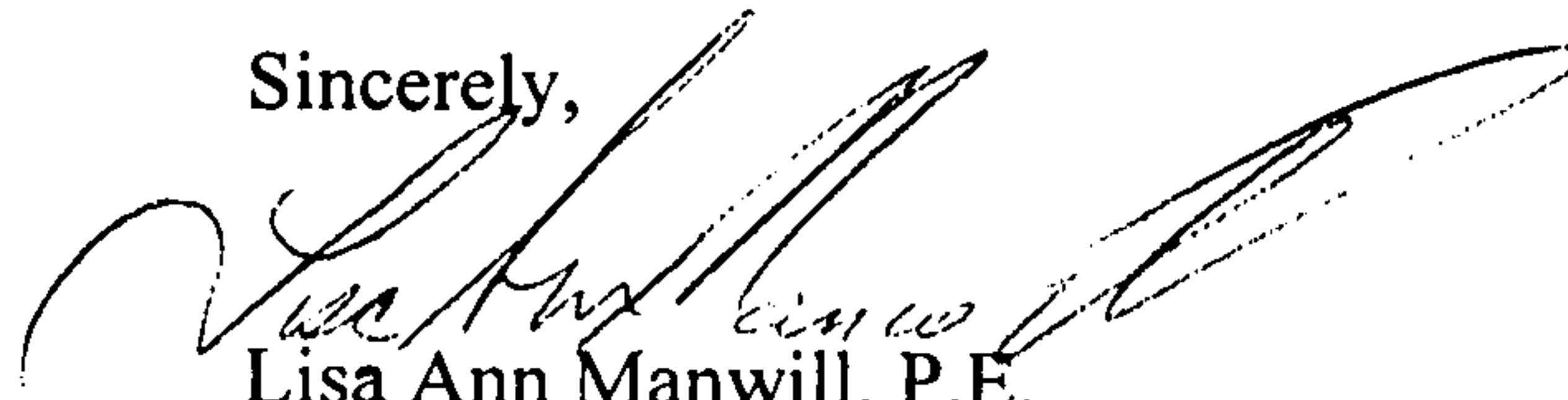
Dear Mr. Kortum:

Based on the information provided on your December 8, 1997 submittal, City Hydrology has the following comments:

1. It appears that this site is developed with buildings 1 - 4. I am unable to tell what you want you propose to build. Why do you need a Building Permit?
2. What type of Site Development approval are you seeking?
3. Provide a legend.
4. Are you providing enough right-of-way for the City to install a sidewalk?

In general, I am not certain why you need any approval from Hydrology. It appears to me that you propose to install roof drains and garden walls. Are you doing any grading? If I can be of further assistance, please feel free to contact me at 924-3984.

Sincerely,



Lisa Ann Manwill, P.E.
Hydrology

c: Andrew Garcia
File

DRAINAGE INFORMATION SHEET

Grading and Drainage Plan

New
125

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 CITY ADDRESS: 718 Mountain Road, NW

ENGINEERING FIRM: Marvin R Kortum CONTACT: Marvin R Kortum
 ADDRESS: 1605 Speakman Dr. SE PHONE: (505) 299-0774
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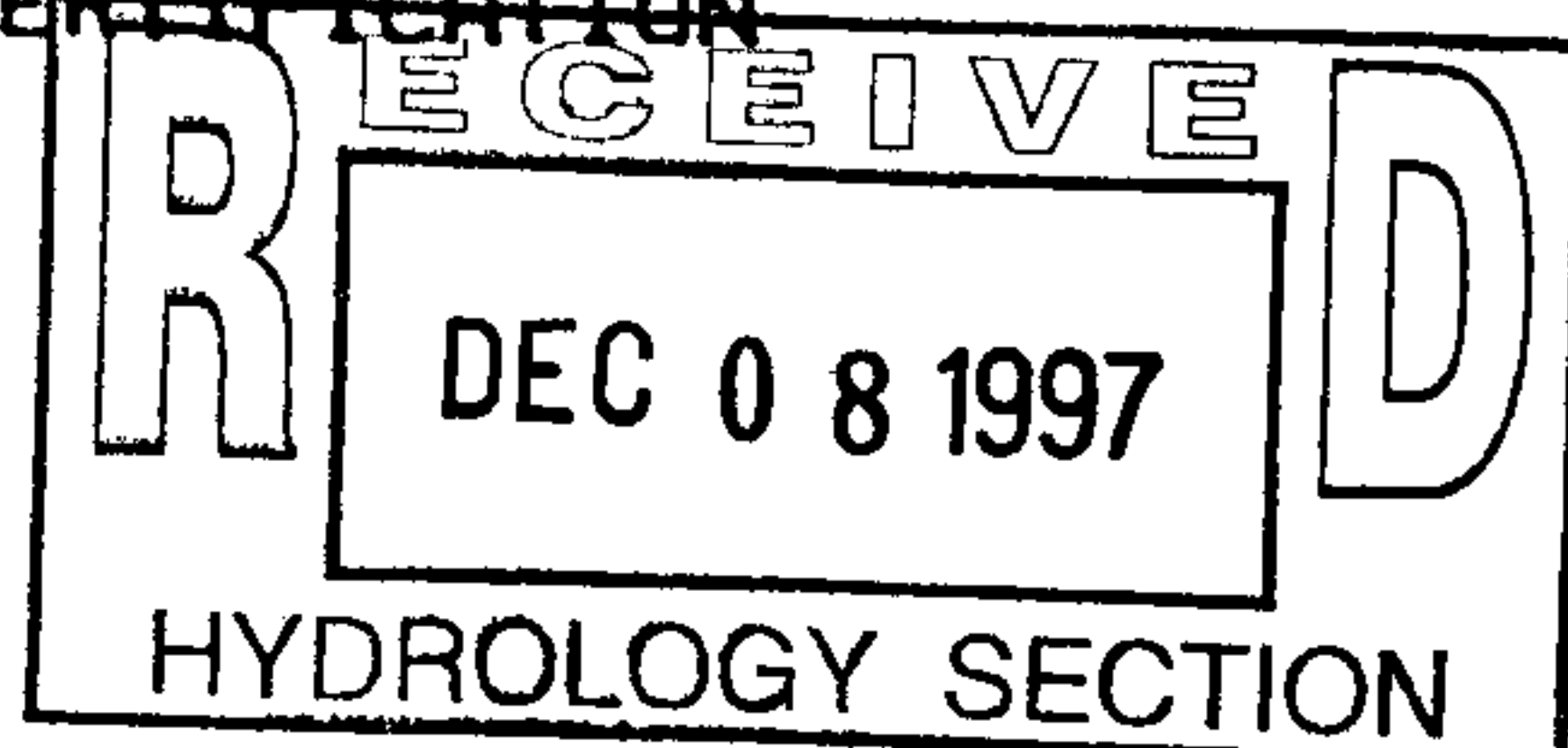
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DATE SUBMITTED: December 5, 1997
 BY: Marvin R Kortum