

Lovelady & Associates  
7408 Morrow Road, N.E.  
Albuquerque, N.M. 87110  
May 3, 1985

Mr. Dwayne Sheppard, P.E.  
City Engineer  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, New Mexico 87103

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CITY ENGINEER

RE: Request for variance to provide alley grades for E.M.A. Office/Warehouse site, Lots 1 through 4, Block 7, Terrace Add'n.

Dear Mr. Sheppard:

A variance is requested from the requirement that alley grades be provided as a condition of approval of the drainage plan. The reasons that said variance is requested are as follows:

1. The alley is not used at all and it does not appear that it will ever be used as access.
2. The north side of the alley is adjacent to the rear of a building that extends the full length of the alley with no access points at all.
3. The E.M.A. office/warehouse site is one of the parcels adjacent to the south side of the alley. This site is being developed so that it does not require access to the alley and so that no drainage from the site will enter the alley. The alley will remain unchanged by the proposed development.
4. The other parcel on the south side of the alley that might possibly use the alley for access is also adjacent to the I-25 "on-ramp". It is a small tract and the access problems may make it unfeasible to develop.
5. The present grade is roughly 5%. Therefore, the possibility of "undrainable pockets" occurring is remote.
6. There is a 48" storm sewer in the alley which also precludes any undrainable segments of the alley.
7. Providing alley grades for this alley when the need for the same is questionable is an unnecessary expense to the developer of the subject property.

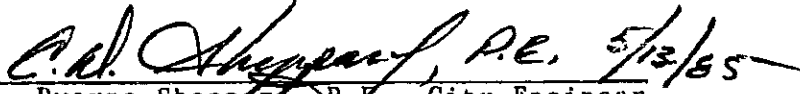
Page 2

This request is respectfully submitted for your consideration. If you concur, a signature block is provided below. A copy of the grading and drainage plan for the E.M.A. office/warehouse is attached for your information. If you have any questions please do not hesitate to contact me at 883-7973.

Sincerely,

  
Frank D. Lovelady, P.E.

Approval of Variance

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