



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

December 5, 2002

Masha Quraishi 3014 Central SE Albuquerque New Mexico 87106

RE: Drainage Complaint for 440 Narcissus Place SE (L23-D1C))

Dear Mr. Quraishi:

Sorry I'm so late in typing up this letter as to our meeting conclusions. There are basically three items that needed to be addressed from my November 7, 2002 letter.

- 1. Grading outside of the retaining wall work limits. You showed me two retaining wall permits on the east and on the south side of your house. You were placing retaining wall on both sides. Also, much of the grading on the west side of the house was part of the City storm drain and channel project. The 500 cubic yards was partially caused by the City Project, retaining wall project, and the erosion caused by the runoff from Narcissus Place. The runoff from Narcissus Place caused large erosion gullies, which you had to correct.
- 2. There was grading in the Tijeras Arroyo. You indicated that you had not graded in the arroyo. The fill material next to the arroyo was part of the City project. It appears that you have not placed fill material in the Tijeras Arroyo Floodway.
- 3. There were railroad timbers and rocks placed in the Tijeras Arroyo Floodway. As you indicated at the meeting you were going to move this landscaping material. And from our phone conversation you have moved this material outside of the floodway.

I appreciate your help in correcting these matters. If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya

City of Albuquerque
Planning Department
505-924-3900 (main number)
505-924-3864 (fax number)
Development and Building Services (One Stop Shop)
Plaza Del Sol Building, 2nd Floor
600 2nd Street NW
Albuquerque, NM 87102

City of Albuquerque Planning Dept. & Bldg. Srvcs.



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Distribution 1. Donald A. McCormack 3014 Central SE 2 John Klafke 601 Autum wood Place SE 3. Charles Cremer 600 Autum Wood Phase SE 4 Mori Jafari 13819 Winterood SE



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 8, 2002

Donald A. MacCormack 3014 Central SE Albuquerque New Mexico 87106

RE: Grading Plan for 440 Narcissus Place SE (L23-D1C)) Dated January 30, 2002

Dear Mr. MacCormack:

The above referenced grading plan is approved for grading in the "work area" as designated on your plan. The Encroachment Agreement is approved and has been sent to your address. Please obtain a retaining wall permit for your proposed retaining walls.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 7, 2002

Masha Quraishi 3014 Central SE Albuquerque New Mexico 87106

RE: Drainage Complaint for 440 Narcissus Place SE (L23-D1C))

Dear Mr. Quraishi:

On October 31, 2002 I made a site inspection of the referenced property and observed the following grading and drainage problems.

- 1. There has been grading outside the work area limits of the retaining wall permit drawings.
- 2. There has been grading of over 500 cubic yards of new fill, which was brought onto your property.
- 3. There appears to be grading in the 100-year floodway of the Tijeras Arroyo.
- 4. There are railroad timbers, rocks, and fill placed in the 100-year floodway from construction on your property.

The Floodplain Ordinance, section 14-5-1-10-(B) does not allow fill in the floodway. The railroad timbers and any other construction material need to be removed from the arroyo immediately.

In addition due to the road grading on your property the Drainage Ordinance section 14-5-2-12-(B)-(3) requires a professional engineer to submit a drainage and grading plan for the site to the City Engineer.

- 1. Address the new fill, which was placed outside the retaining wall work area.
- 2. How the new fill and grading has affected the Tijeras Arroyo floodway.

Please contact this office within three weeks with your engineer to review the above problems and determine the appropriate solutions.

If you have any questions please call me at 924-3982.

Sincerely,

Carlos A. Montoya



P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

November 7, 2002

Masha Quraishi 3014 Central SE Albuquerque New Mexico 87106

RE: Drainage Complaint for 440 Narcissus Place SE (L23-D1C))

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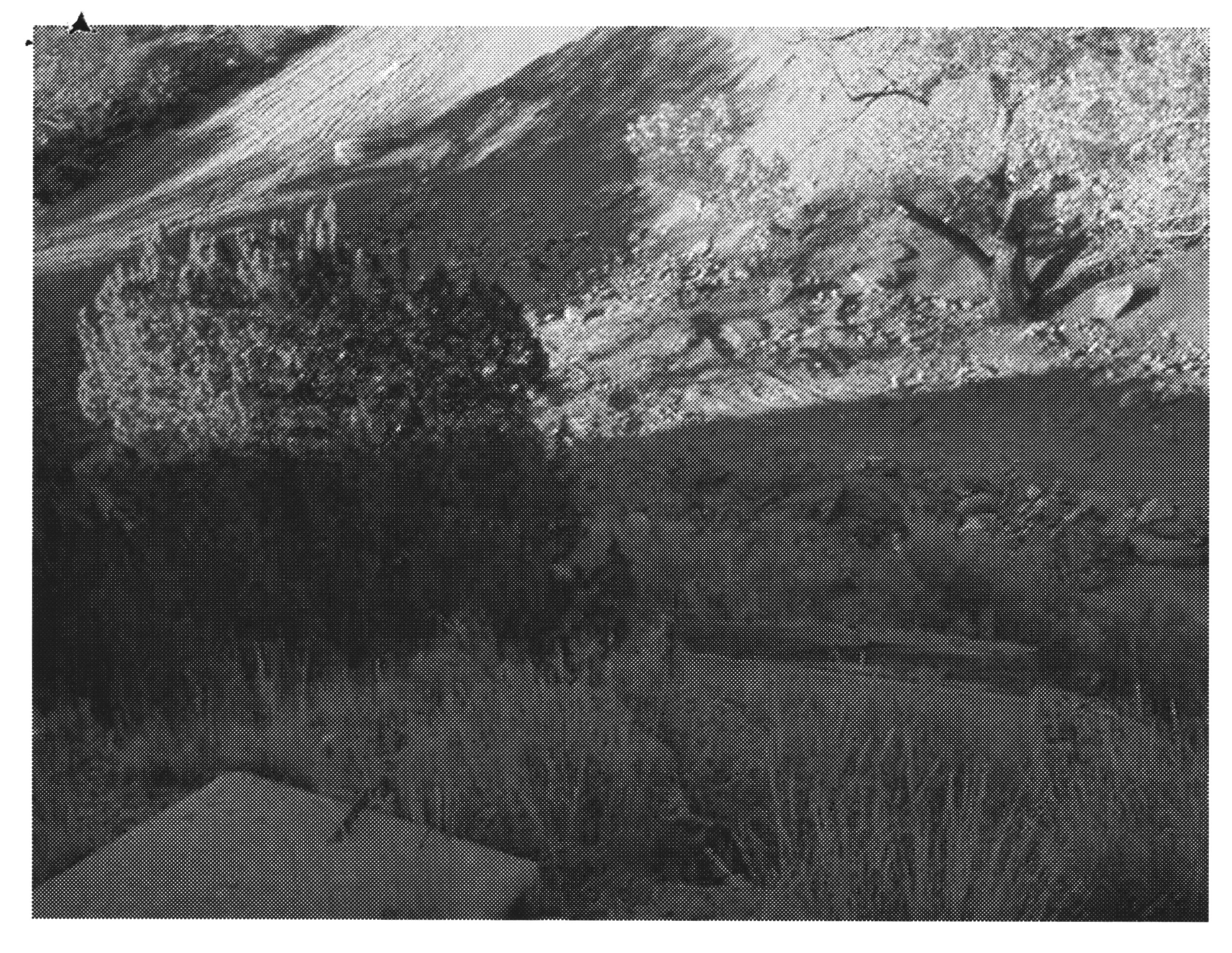
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Carlos A. Montoya



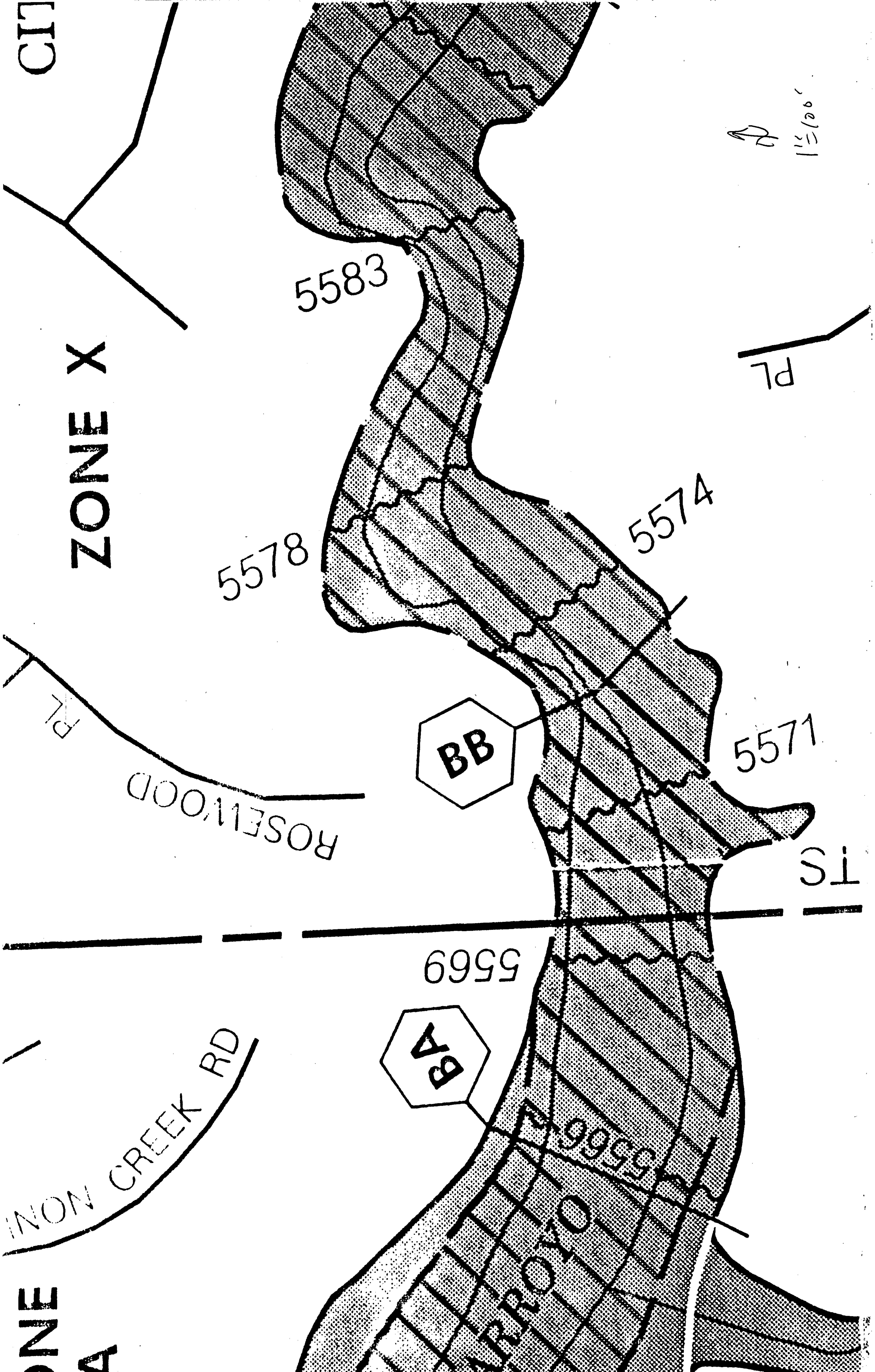
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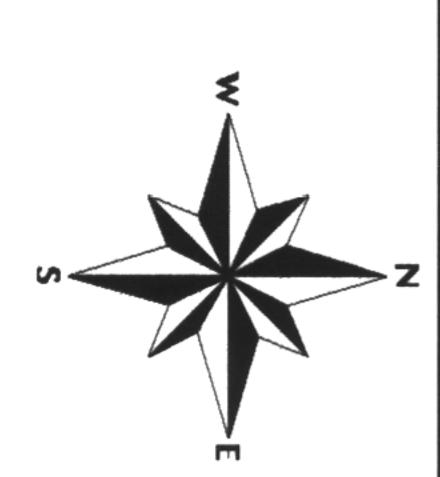
L23-DIC



L23-DIC 10-31-02









P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

February 6, 2002

Donald A. MacCormack 3014 Central SE Albuquerque New Mexico 87106

RE: Grading Plan for 440 Narcissus Place SE (L23-D1C)) Dated January 30, 2002

Dear Mr. MacCormack:

I have reviewed the referenced grading plan received January 30, 2002 and forward the following comments.

- 1. I have attached a Real Property Encroachment Agreement form for your review. Because you are constructing retaining walls over the Tijeras Interceptor Sanitary Sewer Easement you will need to process this encroachment agreement. I spoke with Roger Green, Development and Building Services, who can give you more information on the matter (924-3989).
- 2. It appears that you are grading and building the retaining wall outside of your lot of 440 Narcissus Place. Please submit a legal description for the lot you are making improvements on. Is Masha the owner of this lot? Please show on the drawing the deeded lot.
- 3. The grading and retaining wall is being placed on is on a deeded lot. The drawing indicates that this is an open space area that has restrictions. Please submit the latest plat for this area. Are there any restrictions on grading and the construction of retaining walls?
- 4. I spoke with the Planning Department on the SU-1 zoning. They indicated that there was not a problem with what you were doing as far as zoning.
- 5. The grading plan uses a sanitary sewer manhole as a benchmark. Please indicate if this is an accurate benchmark and has been checked.

6. Please be aware that the City is going into construction soon in our easement. Future retaining wall construction should not interfere with the City's construction.

If you have any questions please call me at 924-3982.

Sincerely,

arlos A. Montoya

DRAINAGE INFORMATION SHEET

(REV. 11/01/2001)

440	
PROJECT TITLE: NARCISSUS PLACE SE DRB #:EPC#:	ZONE MAP/DRG. FILE # L23-D1C WORK ORDER#:
LEGAL DESCRIPTION: NOVAH FOUR HIUS COT CITY ADDRESS: 440 Narcissus S.E.	- 7A/
ENGINEERING FIRM: Mac Cornack Engs. ADDRESS: CITY, STATE:	CONTACT: PHONE: 88/0570 ZIP CODE:
OWNER: Masha ADDRESS: 3014 CENTRAL SE. CITY, STATE: AURO NM 87106	CONTACT:PHONE: 259-7728M 268-0039 ZIP CODE:
ARCHITECT: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
SURVEYOR: ADDRESSCITY, STATE:	CONTACT:PHONE:ZIP CODE:
CONTRACTOR: ADDRESS: CITY, STATE:	CONTACT:PHONE:ZIP CODE:
CHECK TYPE OF SUBMITTAL: DRAINAGE REPORT DRAINAGE PLAN 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: 1-30-0 Z	MASMA.

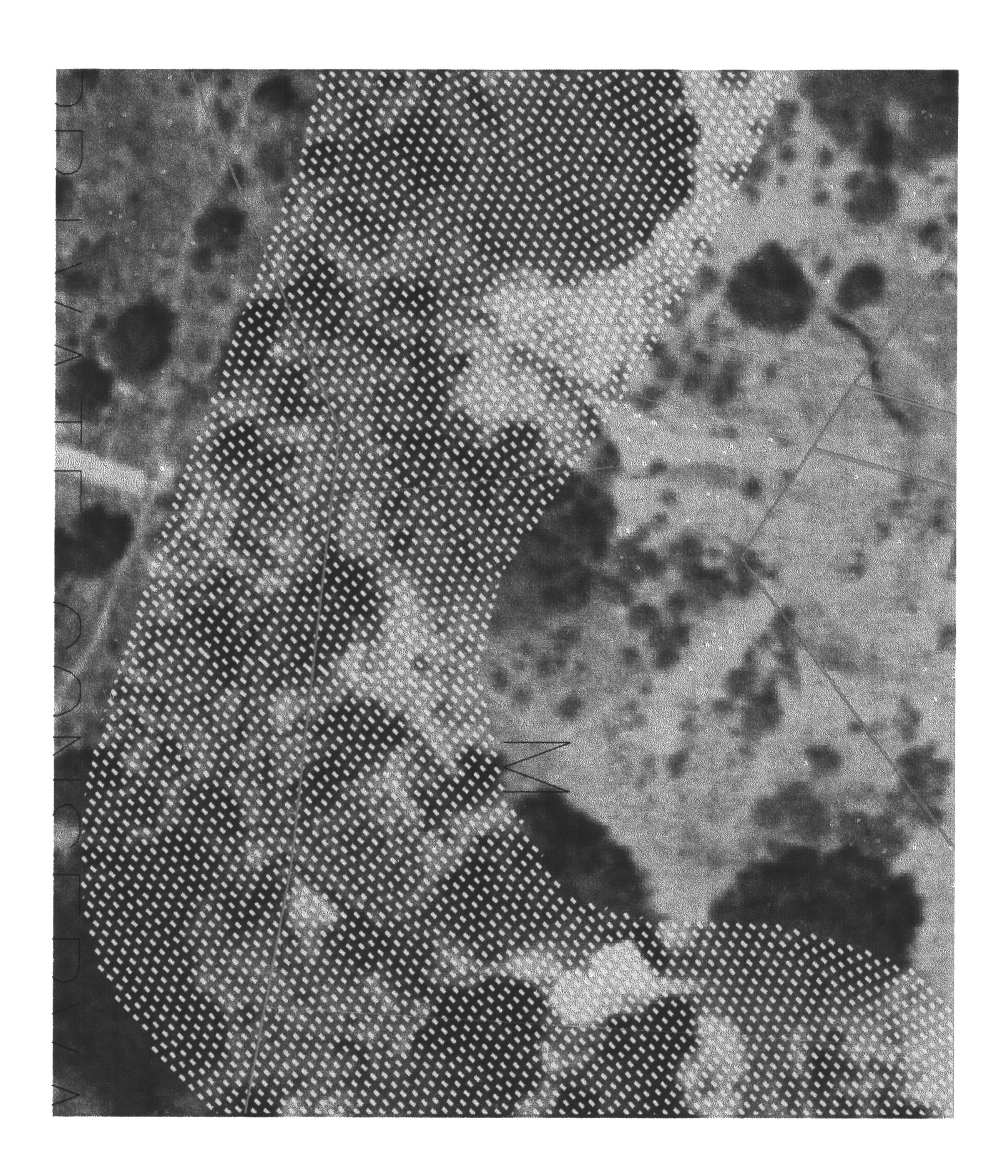
Requests for approvals of Site Development Plans and/or Subdivision Plats shall be accompanied by a drainage submittal. The particular nature, location and scope of the proposed development defines the degree of drainage detail. One or more of the following levels of submittal may be required based on the following:

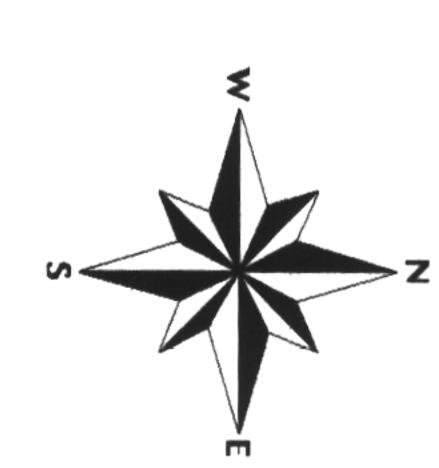
- 1. Conceptual Grading and Drainage Plan: Required for approval of Site Development Plans greater than five
- 2. Drainage Plans: Required for building permits, grading permits, paving permits and site plans less than five (5) 3. Drainage Report: Required for subdivisions containing more than ten (10) lots or constituting five (5) acres or

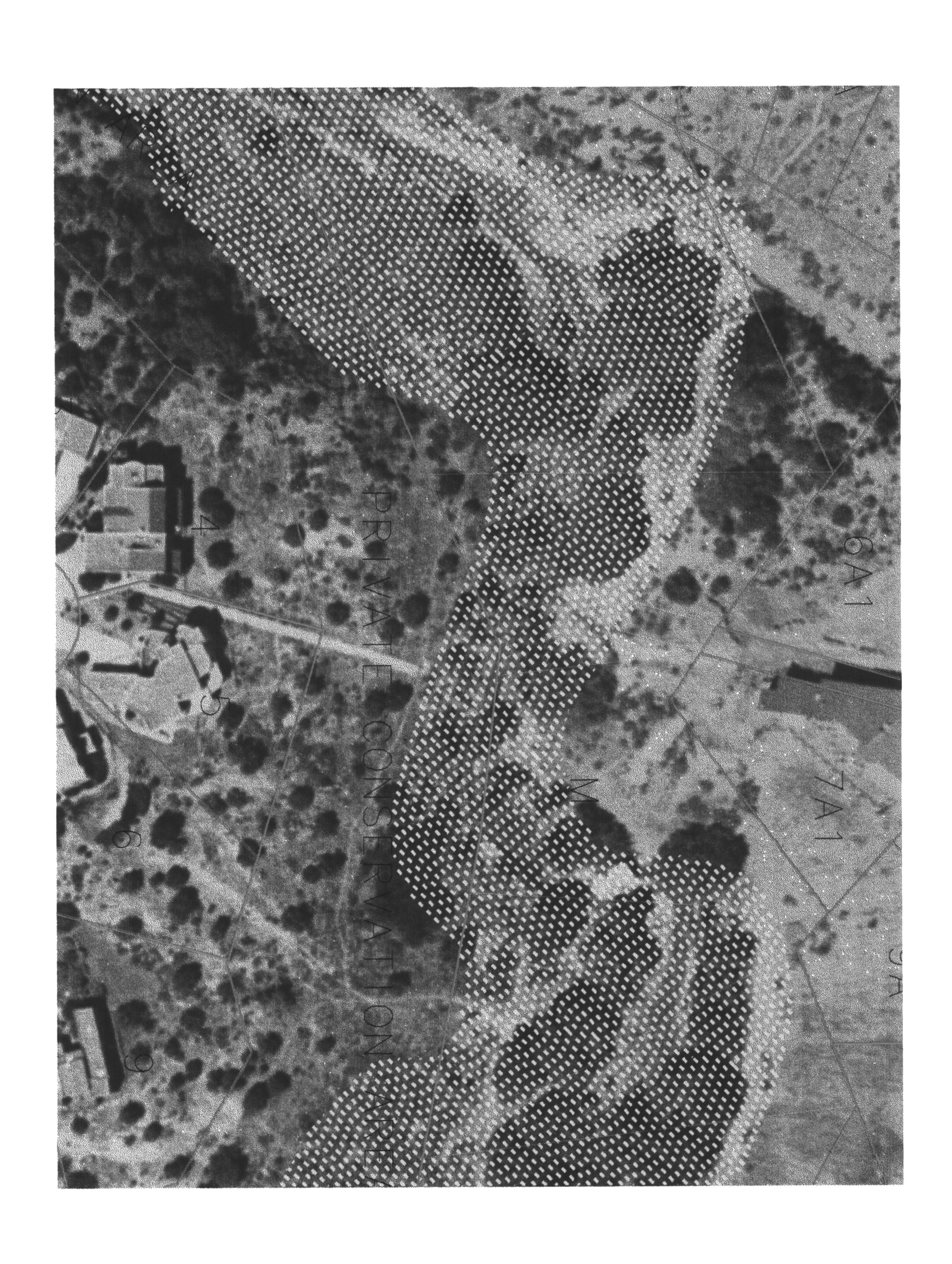
MISSING.

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