

FILE COPY



City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

April 2, 1990

Alex Hendren
Hendren Construction Company
411 La Charles Drive, NE
Albuquerque, New Mexico 87123

RE: FINISHED FLOOR REQUIREMENTS FOR (L23/D13)

Dear Mr. Hendren:

The purpose of this letter is to address your request for a variance to the finished floor requirement per the Floodplain Ordinance for Lot 7, Block 15, Wells Sandia Manor. My understanding of your request is because the finished floor would be 6 feet above the existing grade at the rear yard, or the requirements of importing additional fill material.

The Floodplain Map Panel 350002-0037 effective October 1983, identifies a floodplain of A0 (1') on the street adjacent to your property, this is the reason you were required to elevate your finished floor above this floodplain. After further investigation it was determined a storm drain system was built in 1985 upstream from your property. It is possible that this storm drain system may have removed the floodplain on this street. The Federal Emergency Management Agency may be in the process of updating these floodplain maps by October of 1990. Once FEMA accepts this storm drain system and revises the map, then the floodplain would become officially deleted.

Since there are existing upstream storm drain improvements, the finished floor elevation may be established one foot (1') above the gutter, at the center of the building pad. Please be advised that a Land Surveyors Certification will be required once the finished floor is constructed.

Cordially,

Gilbert Aldaz, P.E. & L.S.
City/County Floodplain Administrator

GA
(WP+27)

L23-D13

Barbara

log out of computer,

Gilbert has already spoken to the owner

on 2/12/90

Pmm

DRAINAGE INFORMATION SHEET

PROJECT TITLE: SINGLE FAMILY D.V. ZONE ATLAS/DRNG. FILE #: 2-23/D13

DRB #: _____ EPC #: _____ WORK ORDER #: _____

LEGAL DESCRIPTION: Lot 7, Block 15, Wells Sandia ManorCITY ADDRESS: 201 LAWRENCE DRIVE NE

ENGINEERING FIRM: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

OWNER: ALEX HENDRIN CONTACT: _____ADDRESS: 201 LAWRENCE DR NE PHONE: 293-3817ARCHITECT: 11 CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: MARQUEZ SURVEYING CONTACT: GEORGE MARQUEZADDRESS: 902 5th STREET NW PHONE: 842-6579
ALBUQ. NM, 87102

CONTRACTOR: _____ CONTACT: _____

ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

☒ OTHER FLOODPLAIN FINISH FLOOR
CERTIFICATION SURVEY

PRE-DESIGN MEETING:

- ☐ YES
☐ NO
☐ COPY PROVIDED

RECEIVED
 FEB 9 1990
 HYDROLOGY SECTION

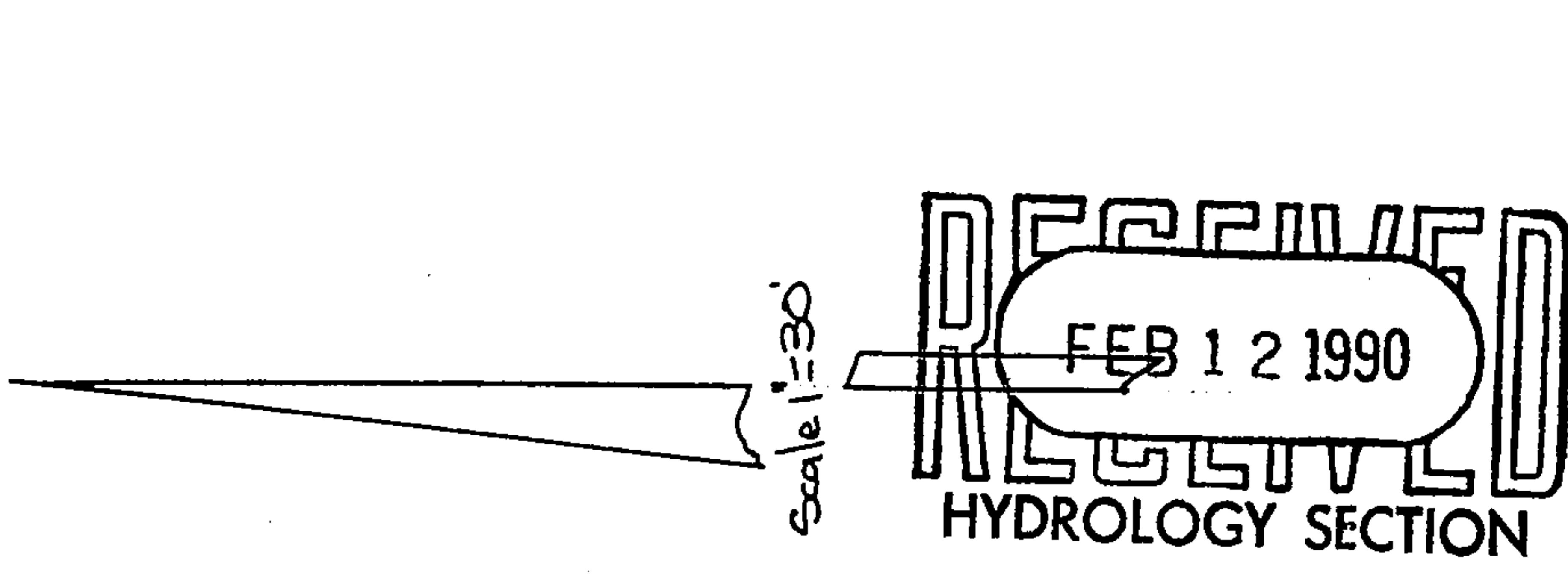
RECEIVED
 FEB 12 1990
 HYDROLOGY SECTION

DATE SUBMITTED: 2/7/90BY: GILBERT ALDREZ FORGEORGE MARQUEZ

CHECK TYPE OF APPROVAL SOUGHT:

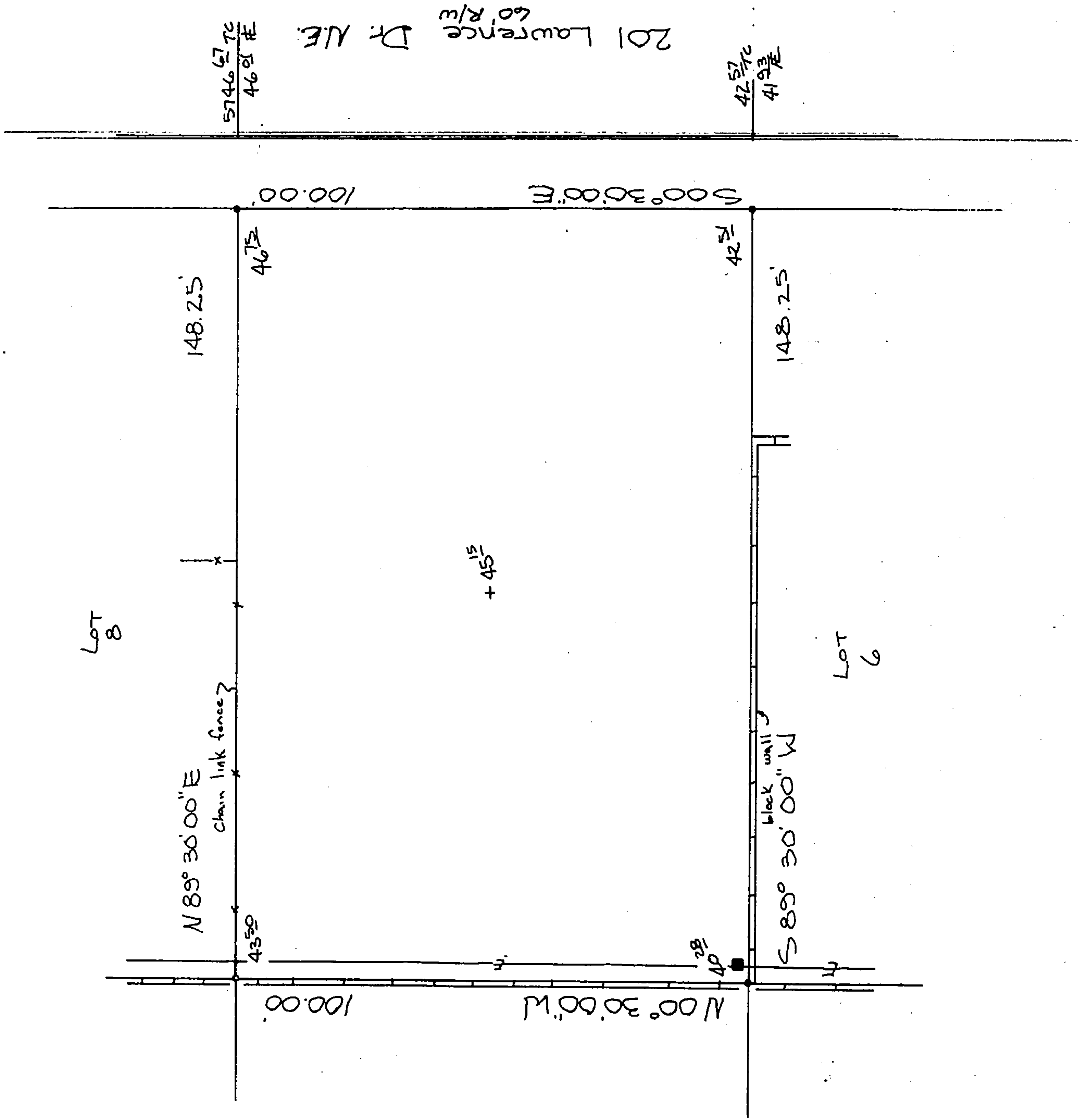
- ☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☐ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☒ OTHER FLOODPLAIN (SPECIFY)
CERTIFICATION

LOT 7 Block 15
 WELL'S SANDIA MANOR (CI-26)
 Albuquerque, Bernalillo County, New Mexico
 Feb. 2, 1990
 Topographic Information

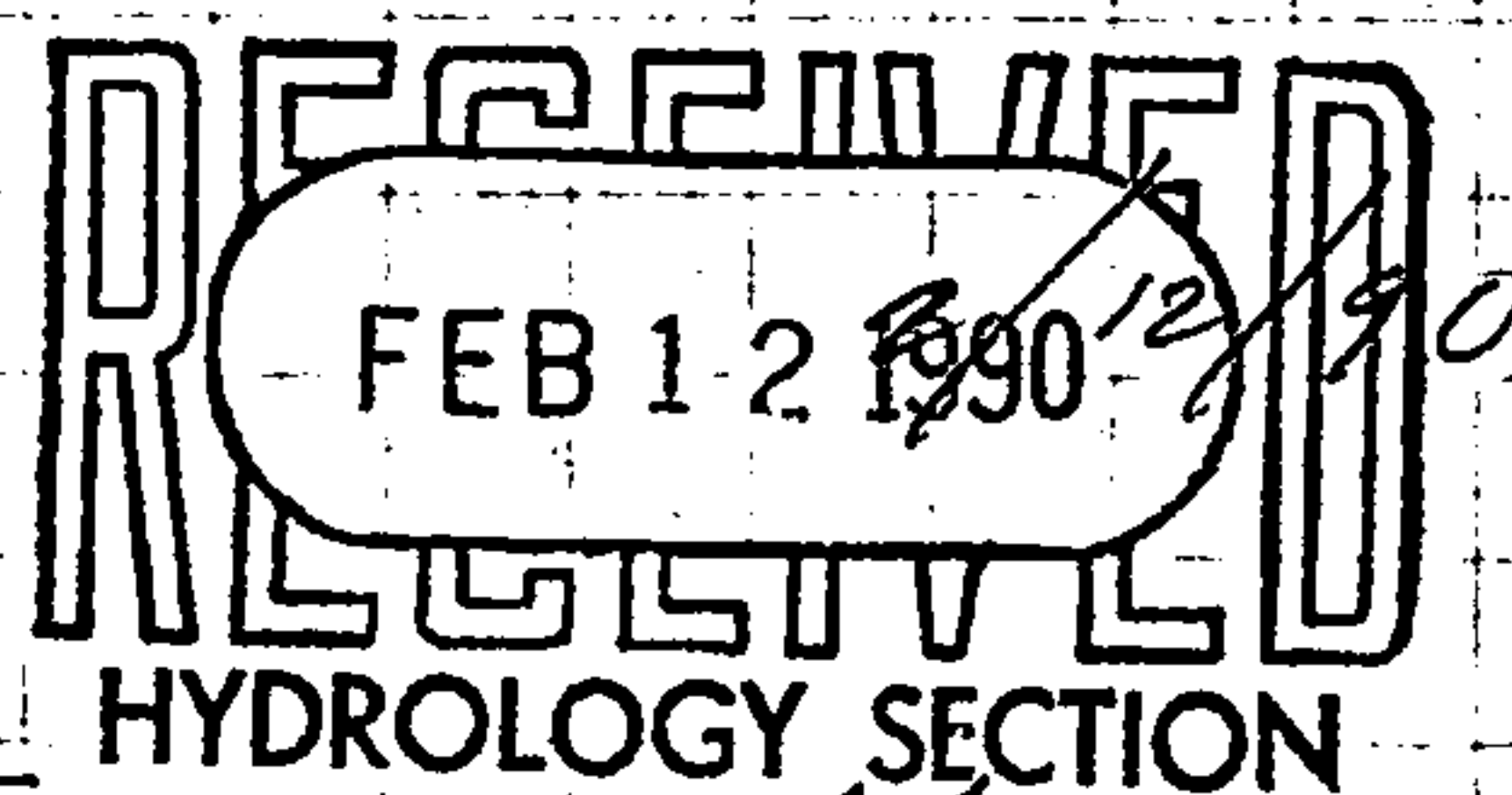


1. No Corners found
2. Tie to ACS Bench mark
 8-LZ3 @ Skyline Rd. and
 Monte Alto PL. = 5730.876'
 (2nd order)
3. FIRM zone is AQ-1
4. Reference level floor elevation
 = 5748.01 or above.

Marquez Surveying Company
 902 5th. Street N.W.
 Albuquerque, New Mexico 87102
 505-842-6579



MEMO To FILE L-23



Lot 7, Block 15, Wells Sandia Manor

I met with property owner today (Alex Hendrin) because he had problems with his initial proposed Finished Floor GRADE. I granted him a variance that he could prorate the required Finish Floor by using the building setback distance from the North Property Line, to ~~est~~ calculate his Finish Floor Elevation, from the difference in elevations of curb at NE and SE corner, ~~require~~ require to be 2' above gutter.

Gilbert Alby
City Floodplain Admin.