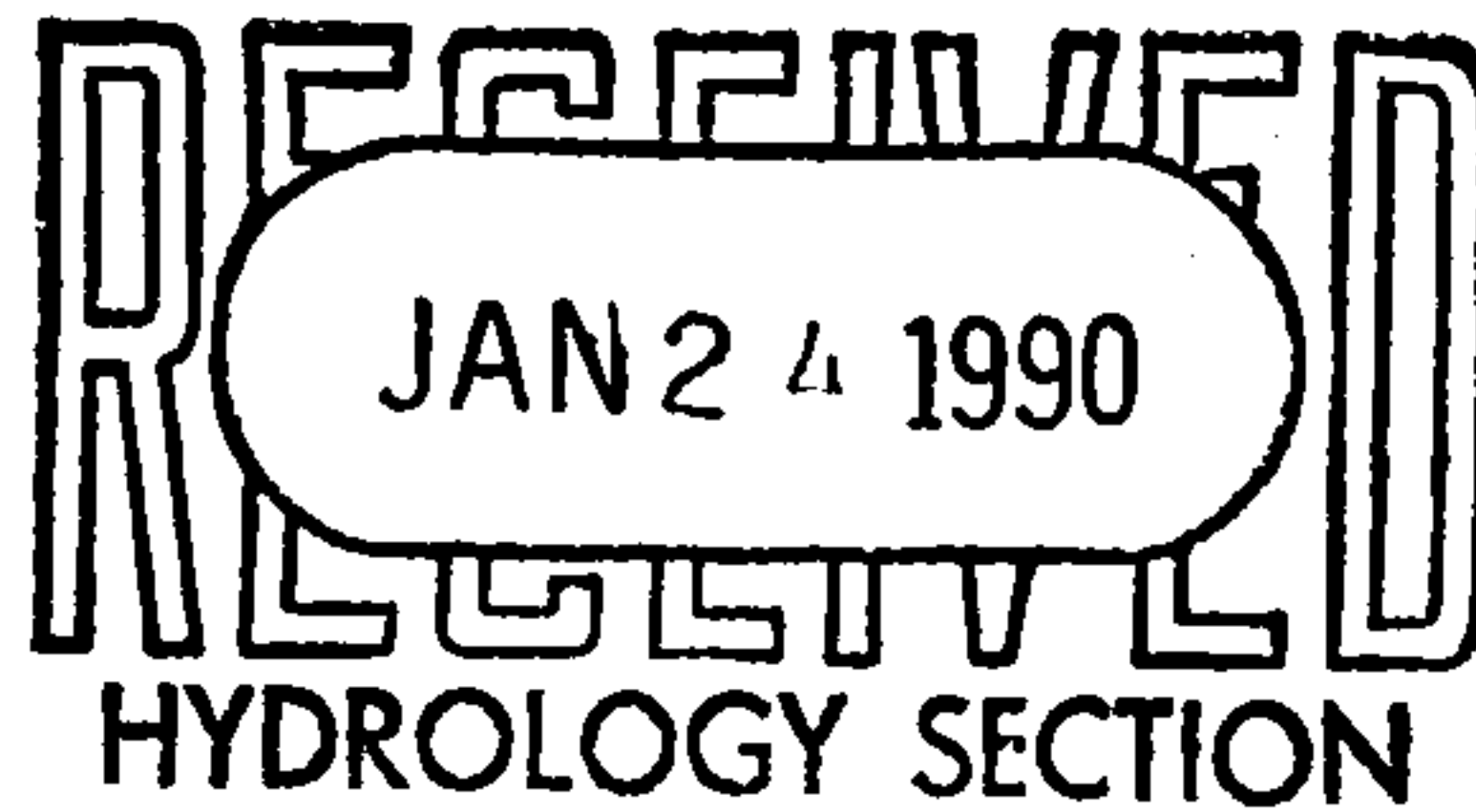




# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103



January 17, 1990

## CERTIFICATE OF COMPLETION AND ACCEPTANCE

R. J. Schaffer/General Partner  
Benavidez Amigos  
P.O. Box 14708  
Albuquerque, NM 87191

RE: PROJECT NO. 3631, VALLEY VIEW DRIVE/DOS AMIGOS SUBDIVISION, (MAP NO. (M-9)D7A)

Dear Mr. Schaffer:

This is to certify that the City of Albuquerque accepts Project No. 3631 as being completed according to approved plans and construction specifications. The City of Albuquerque will accept for continuous maintenance all public infrastructure improvements constructed as part of Project No. 3631.

The project is described as follows:

- Installed 8" water main with five (5) services and 8" sewer main with five (5) services 350' south of Benavidez on Valley View Drive. Also installed 30' X 100' temporary asphalt turn around and 4' sidewalk and curb and gutter on east and west side of Valley View Drive.
- The contractor's correction period begins the date of this letter and will be effective for a period of one (1) year.

Sincerely,

Brian L. Speicher, P.E.  
Chief Construction Engineer  
Design/Construction Division  
Engineering Group  
Public Works Department

BLS:kt

LETTER OF ACCEPTANCE FOR PROJECT NO. 3631

January 17, 1990

Page Two (2)

xc: Isaacson & Arfman  
Sundance Mechanical & Utility Contractors  
~~(Fred Aguirre)~~, Engineering Group, PWD  
Phil Fischer, Engineering Group, PWD  
Ray Pang, Engineering Group, PWD  
Terri Martin, Engineering Group, PWD  
Jeanette Barrett, Special Assessments  
Sam Hall, Operations Group, PWD  
A. N. Gaume, Operations Group, PWD  
Jim Fink, Operations Group, PWD  
Ray Chavez, Operations Group, PWD  
Jon Ertsgaard, Water/Wastewater Group, PWD  
Dave Parks, Engineering Group, PWD  
Tom Kennerly, Engineering Group, PWD  
Josie Gutierrez, New Meter Sales, Finance Group, PWD  
Claudia Gallegos, Standby Clerk, Finance Group, PWD  
Della Gallegos, Engineering Group, PWD  
Richard Zamora, Engineering Group, PWD  
Judy Aguilar, Engineering Group, PWD  
f/Project 3631  
f/Warranty  
f/Readers

(INP 138405)

FILE COPY



KEN SCHULTZ  
MAYOR

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 19, 1988

Fred Arfman, P.E.,  
Isaacson & Arfman, P.A.  
128 Monroe, NE  
Albuquerque, New Mexico 87108

RE: GRADING & DRAINAGE PLAN FOR DOS AMIGOS SUBDIVISION, ADDITIONAL  
INFORMATION SUBMITTED 18 OCTOBER 1988 FOR FINAL PLAT APPROVAL  
(M-9/D7A)

Dear Mr. Arfman:

Your submittal for the Dos Amigos Subdivision, which consisted of:

1. a letter of permission from the adjacent landowners to do minor grading on their land as a part of the overall grading of this subdivision, and,
2. your statement addressing the offsite flows from the development to the west,

is approved for Final Plat sign-off by the Hydrology Section.

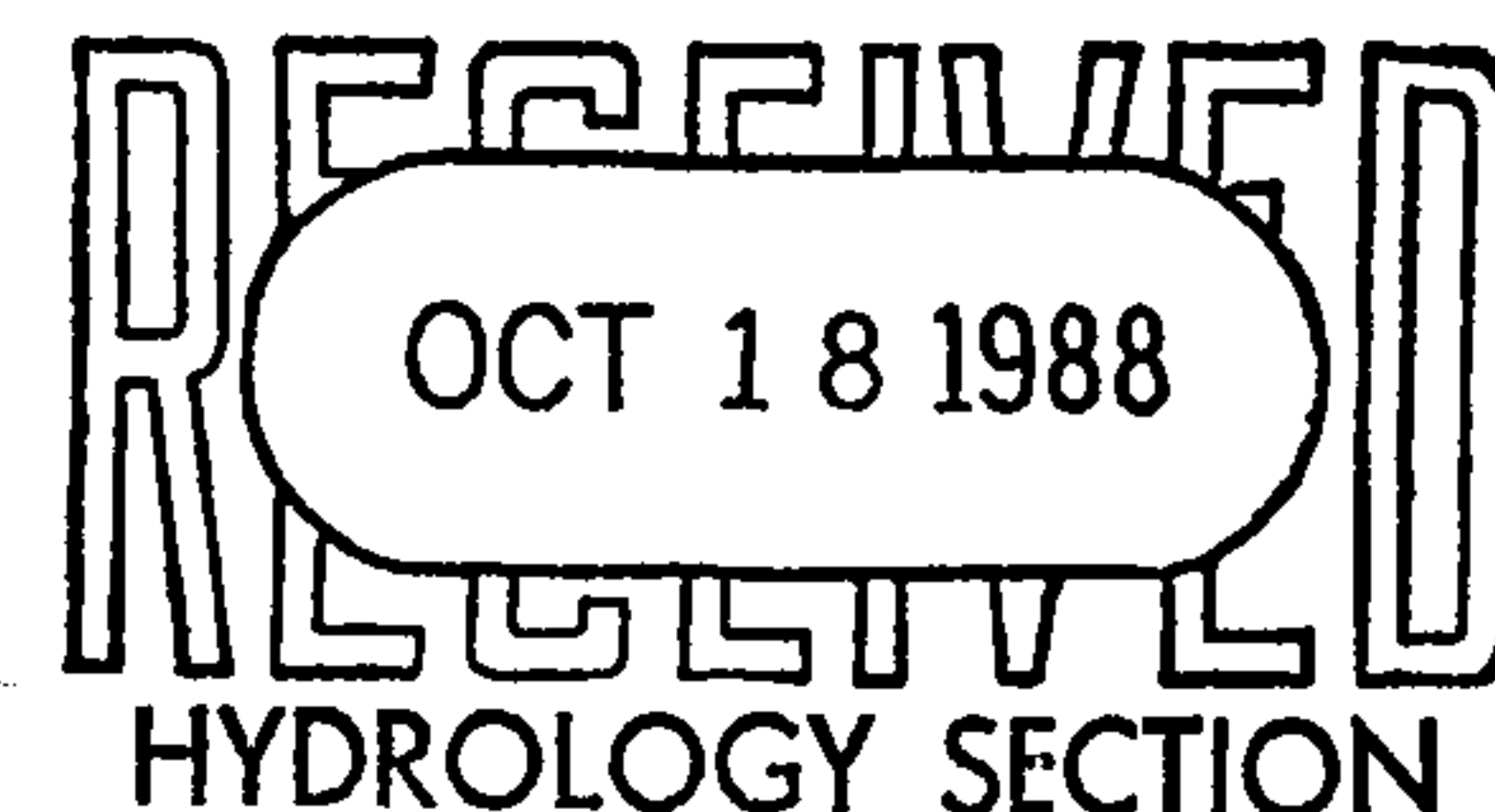
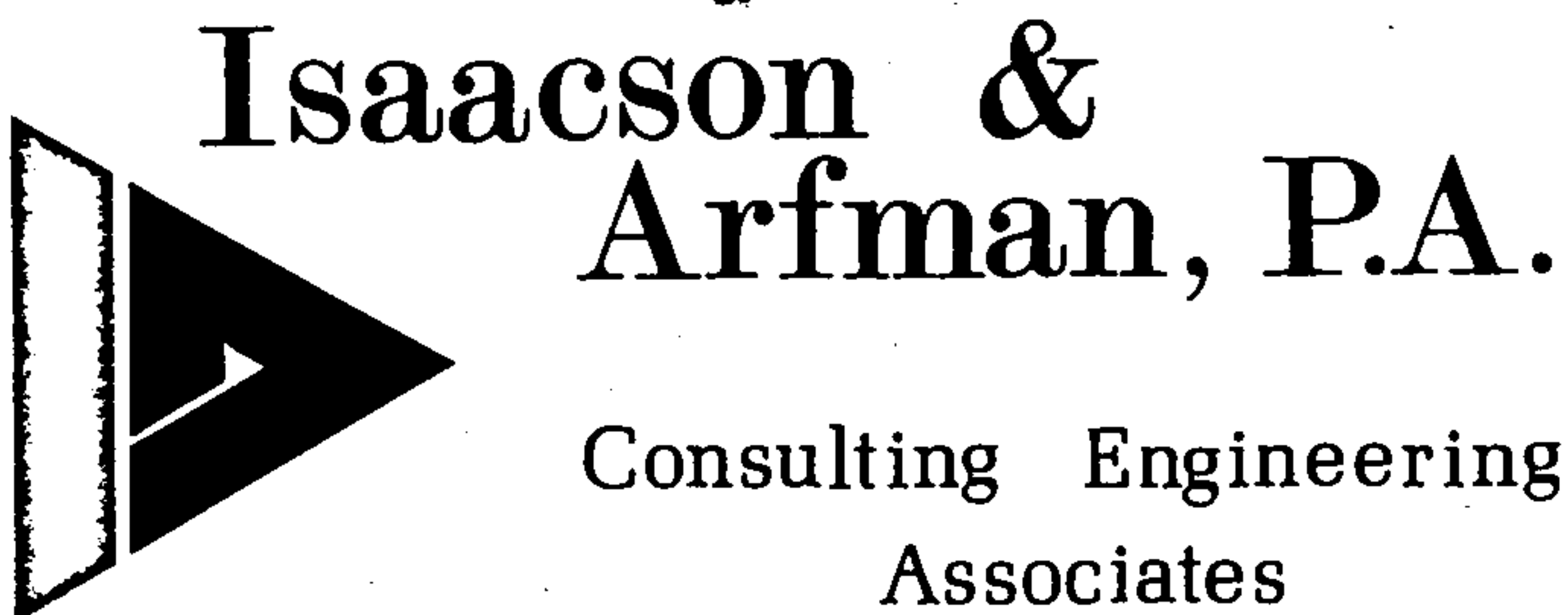
If you have any questions, please call me at 768-2650.

Cordially,

G. Stuart Reeder, P.E.  
C.E./Hydrology Section

xc: R.J. Schaefer, Benavides Amigos Partnership

GSR  
(WP+876)



October 17, 1988

Mr. G. Stuart Reeder, P.E.  
C.E./Hydrology, P.W.D.  
City of Albuquerque  
P.O. Box 1293  
Albuquerque, N.M. 87103

Re: Dos Amigos Subdivision  
(M-9/D7A)

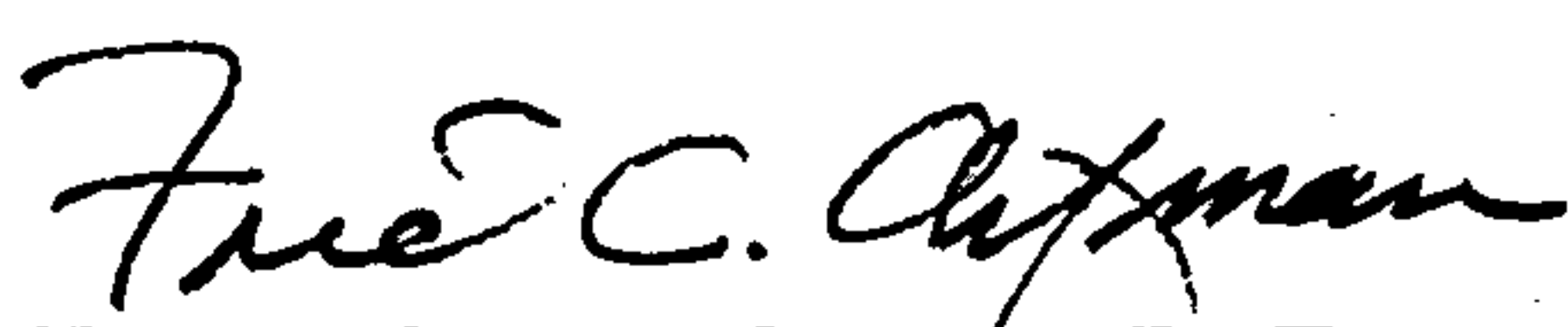
Dear Stuart:

We are in receipt of your October 12, 1988 approval letter for preliminary plat signoff for the above referenced project. Please find attached a signed letter of concurrence from R.J. Schaefer, Managing General Partner for those southerly adjacent lands known as Albuquerque South.

In addition, our firm has investigated some of the found engineering documents for Westgate Heights Unit I, Block 57. There is no conclusive evidence that these five (5) residential lots (1) are actually discharging developed storm waters to the east (2) have an approved plan that would allow such runoff if it were to occur. The remaining lots of W.G.H. Unit I do not have established drainage patterns which allow storm water runoff to cross their rear or side lot lines; therefore, it should be concluded that these adjacent lots in question will retain those storm waters which fall within the limits of their rear yard areas.

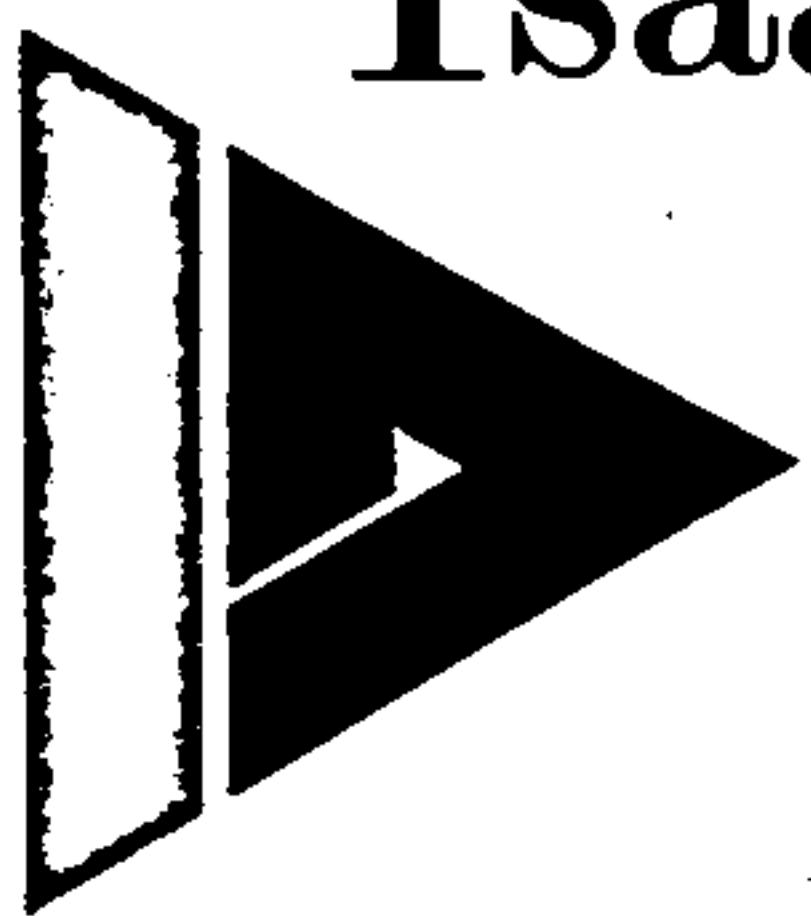
Please accept this as being the original intent of this area's development. We shall work with those adjoining lots to insure an open communication between developer and those neighboring lots.

Very truly yours,  
Isaacson & Arfman, P.A.

  
Fred C. Arfman, P.E.

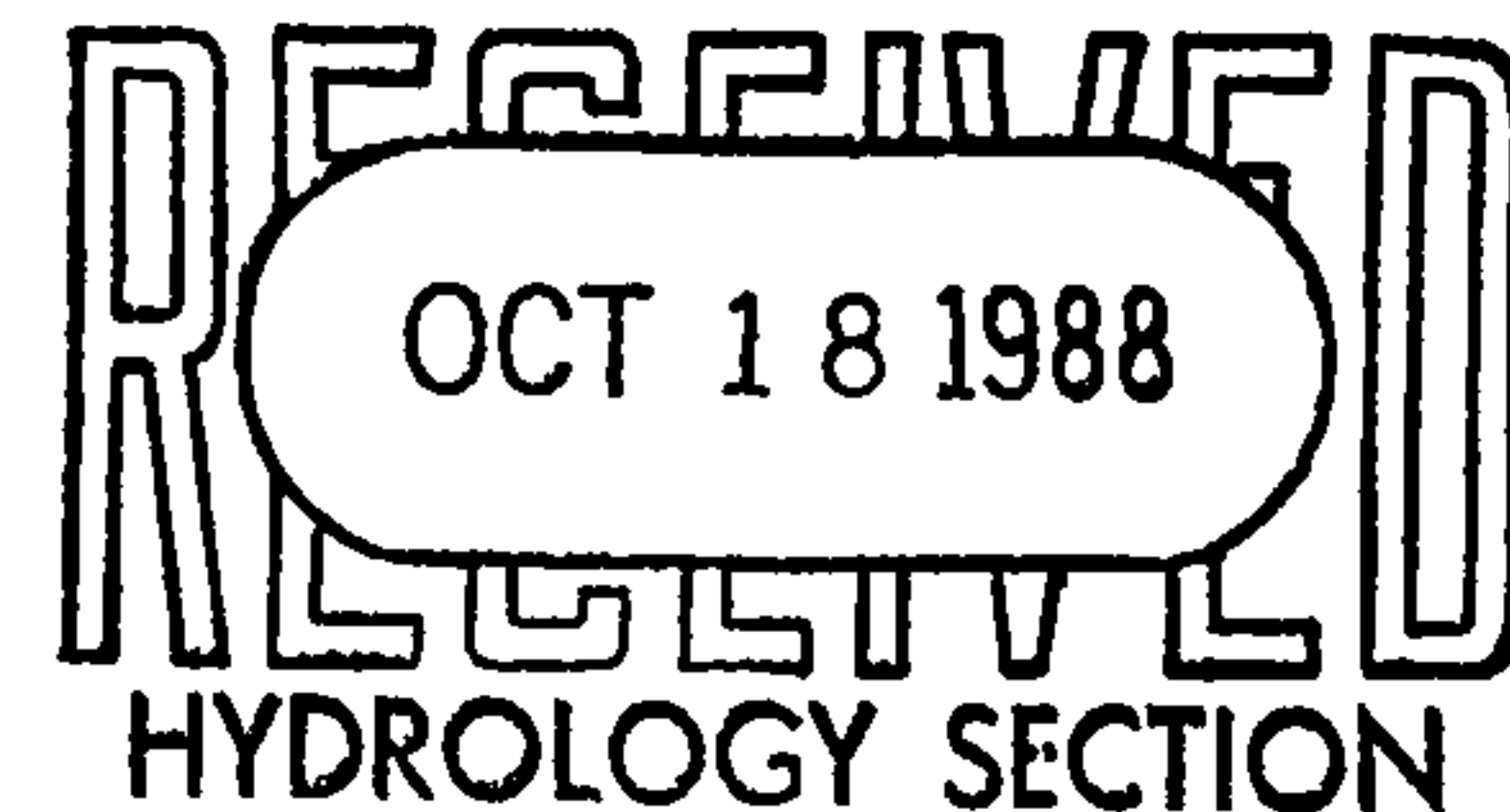
FCA/rrt





# Isaacson & Arfman, P.A.

Consulting Engineering  
Associates



October 17, 1988

Mr. R.J. Schaefer, General Managing Partner  
Albuquerque South General Partnership  
P.O. Box 14708  
Albuquerque, N.M. 87191


Re: Offsite Grading, Dos Amigos Subdivision

Dear Mr. Schaefer:

As the civil engineering consultants for the above referenced subdivision, we are requesting permission from the Albuquerque South General Partnership to perform minor offsite grading along the south property line of said subdivision. This minor grading will not adversely affect your lands for future development.

Please indicate your acceptance of this minor earthwork upon your land by signing in the space provided below and return the signed original to our office. An exhibit of the extent of earthwork and its location is provided for you review.

Very truly yours,  
Isaacson & Arfman, P.A.

  
Fred C. Arfman, P.E.

FCA/rrt

Concurrence

 General Partner  
R.J. Schaefer, M.G.P. Albuquerque South

10/17/88  
Date

FILE COPY



KEN SCHULTZ  
MAYOR

# City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

October 12, 1988

Fred Arfman, P.E.  
Isaacson & Arfman, P.A.  
128 Monroe Street, NE  
Albuquerque, New Mexico 87108

RE: DRAINAGE PLAN FOR DOS AMIGOS SUBDIVISION, SUBMITTED SEPTEMBER  
19, 1988, FOR PRELIMINARY PLAT APPROVAL (M-9/D7A)

Dear Mr. Arfman:

Your submittal, referred to above, is approved for Preliminary Plat  
signoff by the Hydrology Section.

For Final Plat approval, please acquire the necessary permission for  
grading on the tract just to the south of the portion which is being  
developed, and address the offsite flows which appear to be entering your  
site from the west, i.e. from Westgate Heights Unit I, Block 57.

If you have any questions, please call me at 768-2650.

Cordially,

G. Stuart Reeder, P.E.  
C.E./Hydrology Section

xc: R.J. Schaefer, Benavides Amigos Partnership  
GSR  
(WP+876)

# DRAINAGE INFORMATION SHEET

PROJECT TITLE: DOS AMIGOS SUBD. ZONE ATLAS/DRNG. FILE #: M-9/07A  
 LEGAL DESCRIPTION: LOTS 2-5, BLOCK 57, ATRISCO VILLAGE UNIT 5  
 CITY ADDRESS: NOT ESTABLISHED  
 ENGINEERING FIRM: ISAACSON & ARFMAN, P.A. CONTACT: FRED ARFMAN  
 ADDRESS: 128 MORRIS ST. N.E. PHONE: 218-8828  
 OWNER: BENAVIDES AMIGOS PARTNER CONTACT: R.J. SCHAEFER  
 ADDRESS: P.O. Box 14708, 87191 PHONE: 853-7666  
 ARCHITECT: NONE CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_  
 SURVEYOR: WILLIAM F. HERTZ CONTACT: BILL PETTIT  
 ADDRESS: \_\_\_\_\_ PHONE: 218-6631  
 CONTRACTOR: UNKNOWN CONTACT: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

## PRE-DESIGN MEETING:

☒ YES

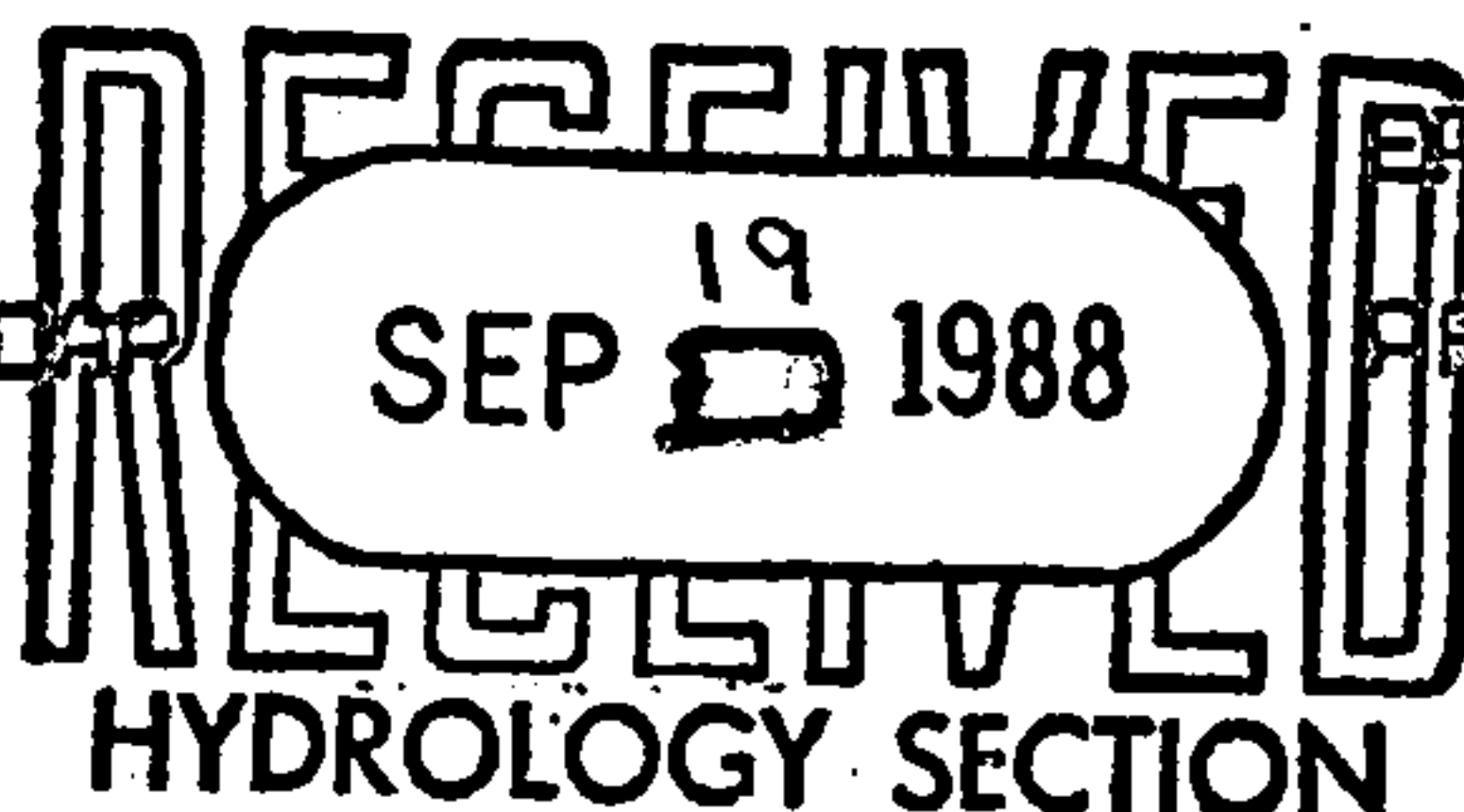
☐ NO

☒ COPY OF CONFERENCE RECORD SHEET PROVIDED

DRB NO. \_\_\_\_\_

DEC 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: 9-10-88

BY: FRED C. ARFMAN



CITY OF ALBUQUERQUE  
MUNICIPAL DEVELOPMENT DEPARTMENT  
ENGINEERING DIVISION/DESIGN HYDROLOGY SECTION

CONFERENCE RECAP

DRAINAGE FILE/ZONE ATLAS PAGE NO.: M-9 DATE: 2-23-88  
PLANNING DIVISION NOS: EPC: \_\_\_\_\_ DRB: \_\_\_\_\_  
SUBJECT: Dedicated Street and Plat Lots - Westmonte Baptist Church  
STREET ADDRESS (IF KNOWN): Snow Vista Blvd south of Benavides  
SUBDIVISION NAME: Zoning Su-1 Tract 57 B ~~Atkins Village Unit~~  
Snow Vista Subdivision

APPROVAL REQUESTED:

☒ PRELIMINARY PLAT  
☒ SITE DEVELOPMENT PLAN  
\_\_\_\_ OTHER \_\_\_\_\_

☒ FINAL PLAT  
\_\_\_\_ BUILDING PERMIT  
\_\_\_\_ ROUGH GRADING

WHO  
ATTENDANCE: Fred Artman  
Roger Green

REPRESENTING  
Isaacson & Artman  
City Hydrology

FINDINGS:

- (1) An approved Conceptual Drainage & Grading Plan is required for Site Development Plan Approval since zoning is Su-1.
- (2) Outfall is Snow Vista Channel via storm drain in Benavides.
- (3) Drainage will be to Benavides Road which is under construction. Allowed discharge rate must comply with master Drainage Plan prepared by Loadshell-Herbenhoff but flow discharge appears ok since site is @ "downstream end of watershed."
- (4) A detailed Grading and Drainage Plan is required for Preliminary and Final Plat approvals by DRB. Include existing City Project Numbers and proposed easements for Benavides Road.

The undersigned agrees that the above findings are summarized accurately and are only subject to change if further investigation reveals that they are not reasonable or that they are based on inaccurate information.

SIGNED: Randy A. [Signature]  
TITLE: Civil Engineer  
DATE: 2/23/88

SIGNED: [Signature]  
TITLE: Civil Engineer  
DATE: 2/23/88

\*\*NOTE\*\* PLEASE PROVIDE A COPY OF THIS RECAP WITH THE DRAINAGE SUBMITTAL