

MYERS, OLIVER & PRICE, P.C.

LAWYERS

6400 UPTOWN BOULEVARD, N.E.

SUITE 100-WEST

ALBUQUERQUE, NEW MEXICO 87110

**JOHN A. MYERS
SCOTT OLIVER*
CHARLES P. PRICE III
KEVIN J. MCCREADY
HOPE MEAD WYNN
*ALSO LICENSED IN TEXAS**

**TELEPHONE
(505) 883-7771**

**FACSIMILE
(505) 883-7773**

September 30, 1998

Susan M. Calongne, P.E.
City/County Flood Plain Administrator
City of Albuquerque
600 Second Street, N.W.
Second Floor West, Plaza del Sol
Albuquerque, New Mexico 87102

Re: Ortiz Nursery (M9/D16)

Dear Susan:

This office represents Investors West Partnership which sold to Raymond Ortiz Parcel No. 18, Town of Atrisco Grant, located southwest of the Snow Vista Diversion Channel and just north of Gibson Boulevard. During the processing of Mr. Ortiz's grading and building permit, a question has come up regarding a drainage easement adjacent to De Vargas Road.

It appears that no drainage easement was ever created encumbering Parcel No. 18. In 1961 a plat was filed for property south of De Vargas Road (then named Gibson Boulevard). The northern boundary of the property covered by that plat was the north boundary of Gibson Boulevard. The 1961 plat showed a 60-foot wide easement located on what is now Parcel No. 18. This was apparently shown for informational purposes as this property was not a part of the plat. A copy of a portion of the plat is enclosed for your convenience.

As further evidence that this easement was never created encumbering Parcel No. 18, I am enclosing a copy of the title insurance policy received by Investors West when they purchased the property in 1986. You will note that this easement does not appear as an exception to title for Parcel No. 18.

Prior to investigating whether this easement was ever created, Garcia/Kraemer & Associates made an application to the DRB to vacate this easement. This vacation action was assigned City Nos. V-97-48 and DRB-97-156. The DRB requires that a vacation application must be accompanied by a copy of the document that created the areas proposed to be vacated. Upon the Garcia firm

Susan M. Colongne, P.E.
September 30, 1998
Page 2

discovering that there was no document creating this easement, the DRB indicated that they could not act on this request as there was no easement to be vacated.

We hope that this clarifies any issue regarding the easement, and that the approval of Mr. Ortiz's building and drainage plans may proceed.

Please call if you have questions.

Sincerely,

MYERS, OLIVER & PRICE, P.C.

By: _____

John A. Myers

JAM:lrf
Enclosure

cc: Fred Aguirre, P.E. (via fax 924-3864)
Kevin Curran (via fax 768-2506)
Raymond Ortiz
R. J. Schaeffer (via fax 883-8216)
Fred Arfman (via fax 268-2632)
Phil Garcia (via fax 243-7322)

Title USA Insurance Corporation

Owner's Policy of Title Insurance

POLICY OF TITLE INSURANCE issued by Title USA Insurance Corporation. SUBJECT TO THE EXCLUSIONS FROM COVERAGE. THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, Title USA Insurance Corporation, A Texas corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

IN WITNESS WHEREOF, Title USA Insurance Corporation has caused this policy to be signed and sealed by its duly authorized officers in facsimile to be valid, as of Date of Policy shown in Schedule A, only when it bears an authorized, original countersignature.



Robert M. Smith

President & Chief Executive Officer

Wm. J. Remy

Attest: Secretary

TITLE "USA" COMPANY OF ALBUQUERQUE



Max Gutierrez

MAX GUTIERREZ / TITLE OFFICER

SCHEDULE A

Date of Policy: July 25th, 1986 at 10:45 A.M.

GF No. TI62719-11RS

Amount of Insurance \$ 33,000.00

1. Name of Insured:

INVESTORS WEST, a New Mexico general partnership

2. The estate or interest in the land described herein and which is covered by this policy is: (a fee, a leasehold, etc.)

A Fee Simple

3. The estate or interest referred to herein is at Date of Policy vested in:

INVESTORS WEST, a New Mexico general partnership

4. The land referred to in this policy is described as follows:

Parcel 18

A certain Tract of Unplatted Land lying within the Northwest One-Quarter (NW 1/4) of Section 33, T. 10 N., R. 2 E., N.M.P.M., Bernalillo County, New Mexico, and being more particularly described as follows:
 BEGINNING at the Most Northerly Point of the Tract herein described, being a point on the West line of said Section 33, T. 10 N., R. 2 E., whence the Northwest Corner of said Section 33, T. 10 N., R. 2 E., bears N. 00 deg. 14' 25" E., a distance of 793.34 feet and running THENCE, S. 43 deg. 43' 35" E., 356.98 feet along the Southwesterly line of A.M.A.F.C.A. Parcel No. SV-4-01 to a point on the North right-of-way line of Gibson Blvd. SW; THENCE, S. 89 deg. 47' 25" W., 247.83 feet along the North right-of-way line of Gibson Blvd. SW to a point on the West line of Section 33, T. 10 N., R. 2 E.; THENCE, N. 00 deg. 14' 25" E., 258.88 feet along the West line of said Section 33, T. 10 N., R. 2 E., to the Point of Beginning, and Containing 0.7364 Acre, more or less.

SCHEDULE B

POLICY NO. O 100086
TI62719-11RS

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE BY REASON OF THE FOLLOWING:

GENERAL EXCEPTIONS:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Community property, dower, curtesy, survivorship, or homestead rights, if any, of any spouse of the insured.
6. Any titles or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to lands comprising the shores or bottoms of navigable streams, lakes, or land beyond the line of the harbor or bulkhead lines established or changed by the United States Government.
7. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
8. Taxes or assessments which are not shown as existing liens by the public record.

SPECIAL EXCEPTIONS:

9. Taxes for the year 1986 , and thereafter.
10. Reservations contained in Patent from the United States of America recorded August 21, 1905, in Book 35, Page 91, records of Bernalillo County, New Mexico.
11. Easement from Town of Atrisco Grant to American Telephone & Telegraph Company, recorded May 17, 1930 in Book 112, Page 290, records of Bernalillo County, New Mexico.
12. Mining Lease by and between Town of Atrisco Grant, a corporation, (also known and referred to as the Atrisco Land Grant), Lessor, and Robert I. Herrera, Lessee, dated September 9, 1957, recorded September 12, 1957, in Book Mining 4, Page 367, records of Bernalillo County, New Mexico.
13. Agreement by and between Roberto I. Herrera and Aurelia G. Herrera, husband and wife, "Owner", and A.A. Michael, "Purchaser" dated July 16, 1957, recorded October 8, 1957 in Book Mining 4, Page 437, records of Bernalillo County, New Mexico.
14. Certificate by Hoffman Homes Inc. dated June 26, 1959, recorded July 21, 1959 in Book Misc. 28, Pages 273, records of Bernalillo County, New Mexico.
15. Release and Waiver of Surface Rights by Roberto I. Herrera and Aurelia Herrera, A.A. Michael and Pauline Michael, dated August 31, 1959, recorded August 31, 1959 in Book Mining 5, Page 64, records of Bernalillo County, New Mexico.
16. Reservation of all mineral rights, including oil and gas, as set forth and reserved in Warranty Deed from The Town of Atrisco, a corporation, to First National Bank in Albuquerque, as Title Agent, dated September 25th, 1959, recorded September 28, 1959 in Book D504, Page 417, records of Bernalillo County, New Mexico.
17. Restrictive Covenants to Run with the Land dated May 25, 1960, recorded May 27, 1960 in Book D-544, Page 383, records of Bernalillo County, New Mexico.
18. Memorandum of Oil and Gas Lease between Westland Development Company, Inc., a

* SEE ATTACHED FOR CONTINUATION OF EXCEPTIONS..... *

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY, FORM B 1970 AMENDED 10-17-70

Continuation of SCHEDULE 'B'

Owner Policy No.: O 100086

File No. TI62719-11RS

New Mexico corporation, "Lessor" and Shell Oil Company, a Delaware corporation "Lessee", dated March 1, 1971, recorded August 2, 1971 in Book Misc. 223, Pages 518 to 520, records of Bernalillo County, New Mexico.

19. Special Agreement No. 72-2, by and between Jack Hoffman, Property Management Company of New Mexico, a corporation, and the City of Albuquerque, New Mexico, a municipal corporation, dated March 13, 1972, recorded April 26, 1972, in Book Misc. 257, Pages 708 to 734, records of Bernalillo County, New Mexico.
20. This Policy does not insure water rights or any rights appurtenant thereto.
21. Deed of Trust by and between Albuquerque South, a New Mexico general partnership, "Mortgagor", and Sunwest Bank of Albuquerque, N.A., "Trustee", dated September 12, 1985, filed September 13, 1985, as Document Number 85-76617, recorded in Book MD 698-A, Pages 985 - 992, records of Bernalillo County, New Mexico.
22. Deed of Trust by and between INVESTORS WEST, a New Mexico general partnership "Mortgagor", and SUNWEST BANK OF ALBUQUERQUE, N.A., Trustee for ALBUQUERQUE SOUTH, a New Mexico general partnership, dated July 31st, 1986, filed July 25th, 1986 at 10:45 A.M., as Doc. No. 86-68378, records Bernalillo County, New Mexico; securing the sum of \$14,000.00.

* * * * *

Title USA Insurance Corporation

NEW MEXICO MULTIPURPOSE ENDORSEMENT

Attached to and made a part of Title USA Insurance Corporation OWNERS Number
0 - 100086, dated the 25 day of JULY, 19 86

ITEM I:

Items numbered Three (3) and Five (5) of Schedule "B" of said Policy, are both hereby deleted.

This endorsement is made a part of the policy and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and prior endorsements, if any, nor does it extend the effective date of the policy and prior endorsements or increase the face amount thereof.

Title USA Insurance Corporation

By: *Robert W. Smith*
President & Chief Executive Officer

Tom J. Penney

Attest: Secretary
"TITLE" USA" COMPANY OF ALBUQUERQUE

Max Gutierrez
Authorized CounterSignature MAX GUTIERREZ / TITLE OFFICER

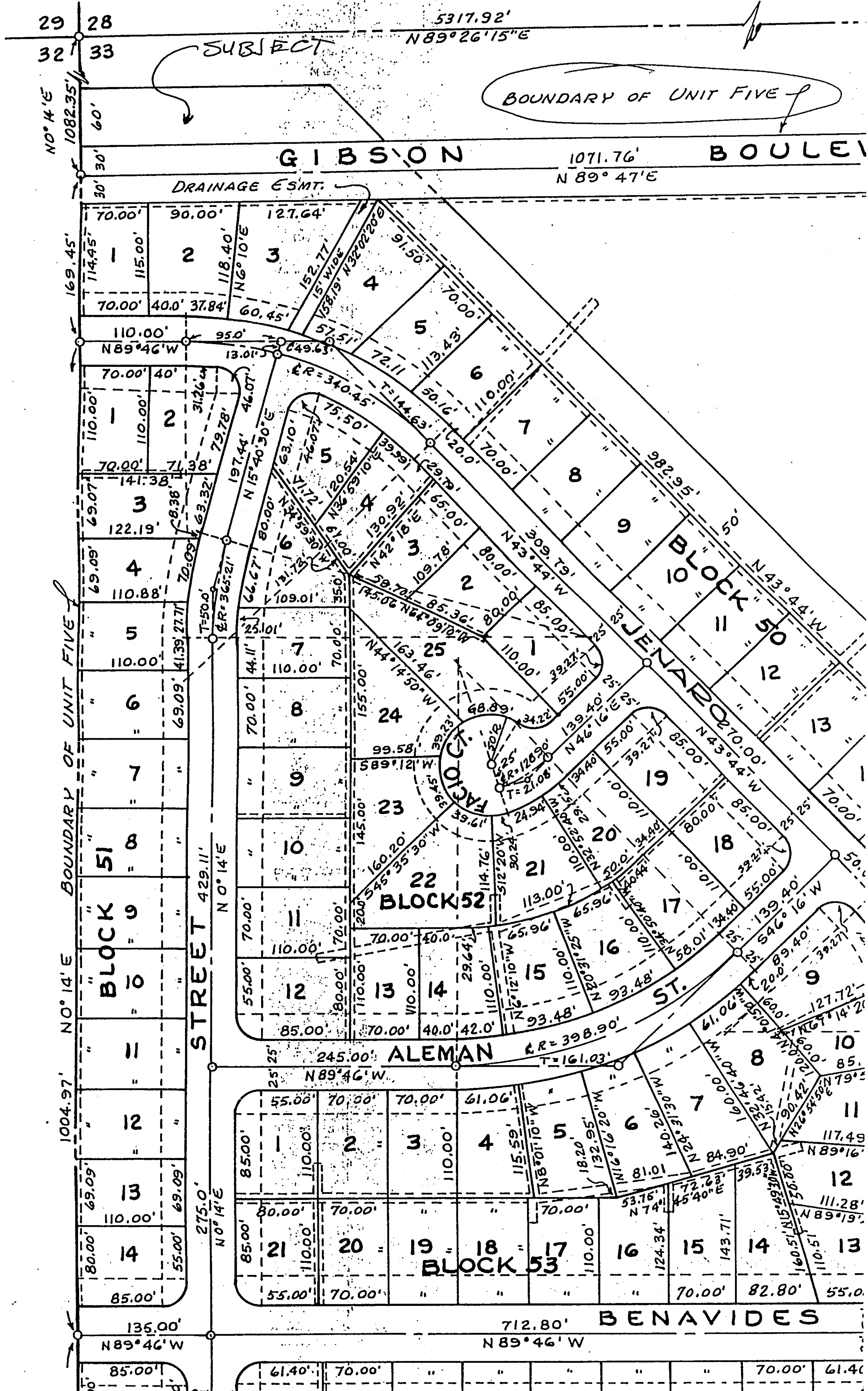


RR: TI#62,719 RS (bb)

(C)

D-3 Pg. 88-90

T 10 N, R 2 E

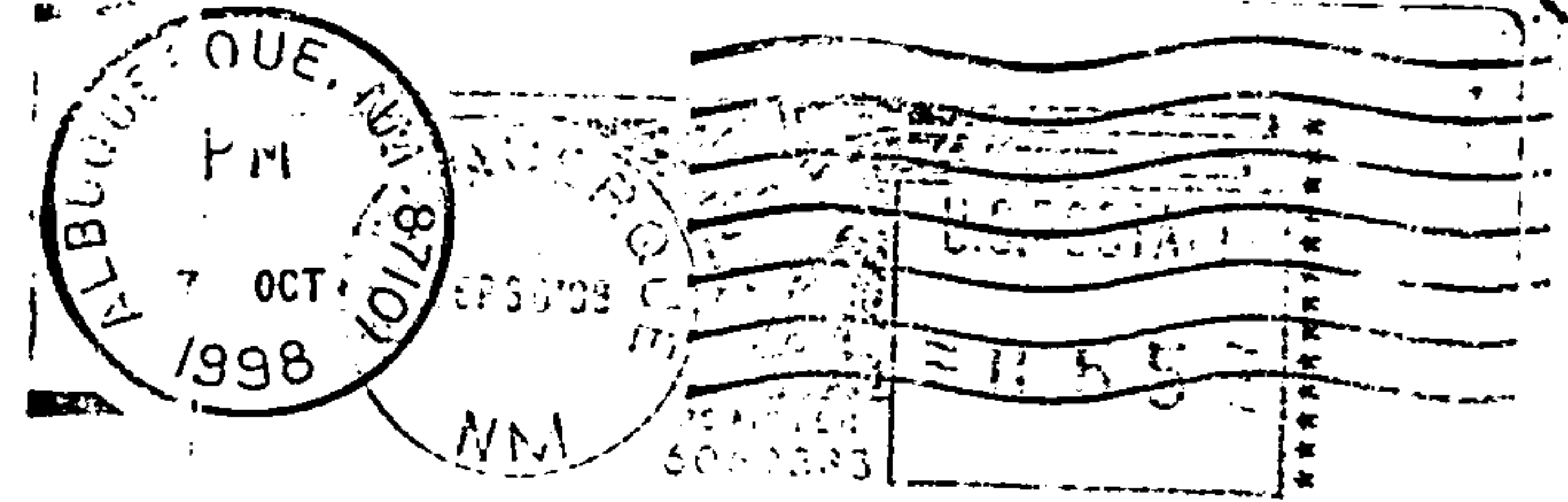


MYERS, OLIVER & PRICE P.C.

6400 UPTOWN BOULEVARD, N.E.

SUITE 100-WEST

ALBUQUERQUE, NEW MEXICO 87110



Susan M. Calongne, P.E.

City/County Flood Plain Administrator

City of Albuquerque

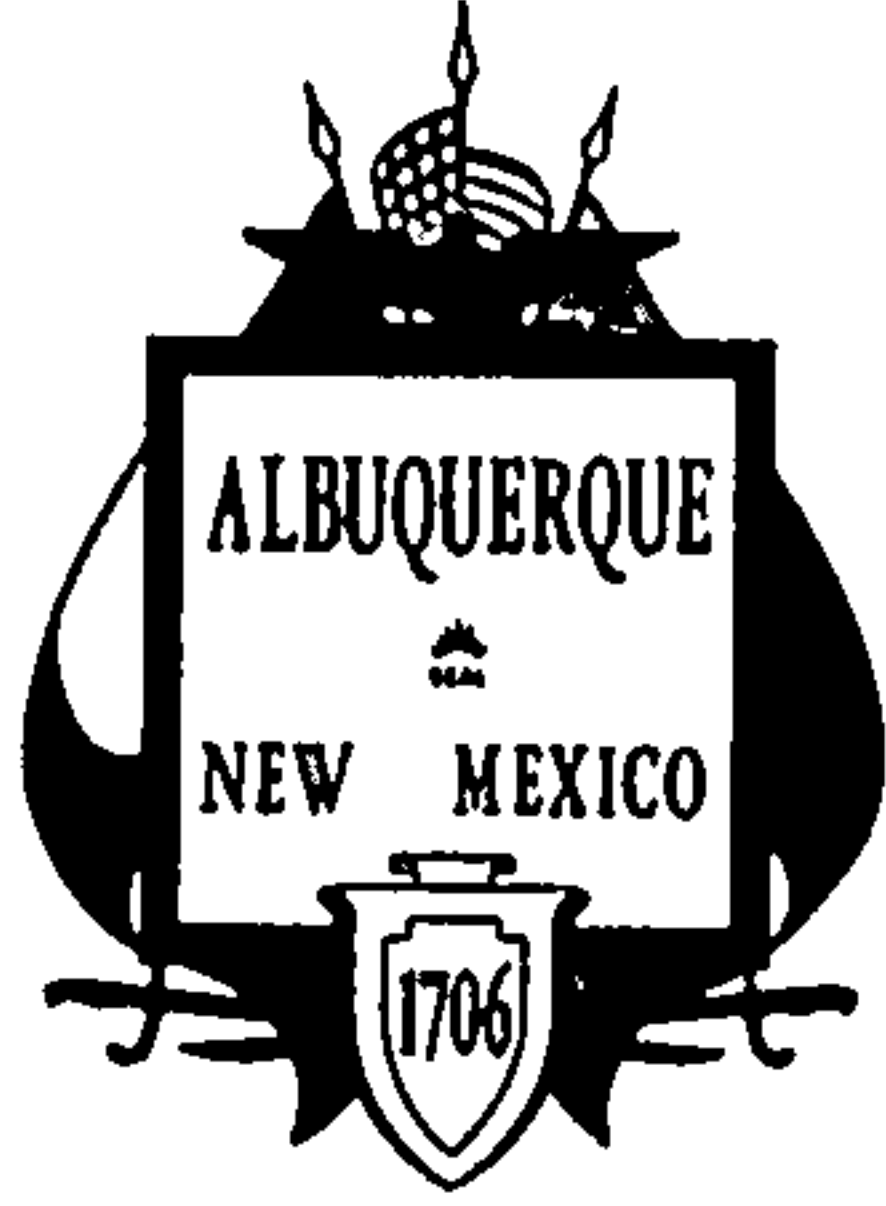
600 Second Street, N.W.

Second Floor West, Plaza del Sol

Albuquerque, New Mexico 87102

87102-2265 25





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

January 14, 1999

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

RE: Grading and Drainage Plan for Ortiz Nursery (M9/D16) Submitted for Building Permit and Grading Permit Approval, Engineer's Stamp Dated 12/15/98.

Dear Mr. Arfman:

Based on the information provided in the submittal of December 15, 1998, the above referenced plan is approved for Building Permit and Grading Permit release. Permission from AMAFCA is required for the construction of the rundown within AMAFCA's right-of-way.

As you are aware, the Engineer's Certification is required prior to release of the Certificate of Occupancy for this development.

As of this date, the entire site is still within a floodplain. It is anticipated that the request for a Letter of Map Revision (LOMR) will be submitted to FEMA in the near future to remove this floodplain. I will provide you with a copy of the LOMR so that you may inform the property owner if this property is removed from the floodplain.

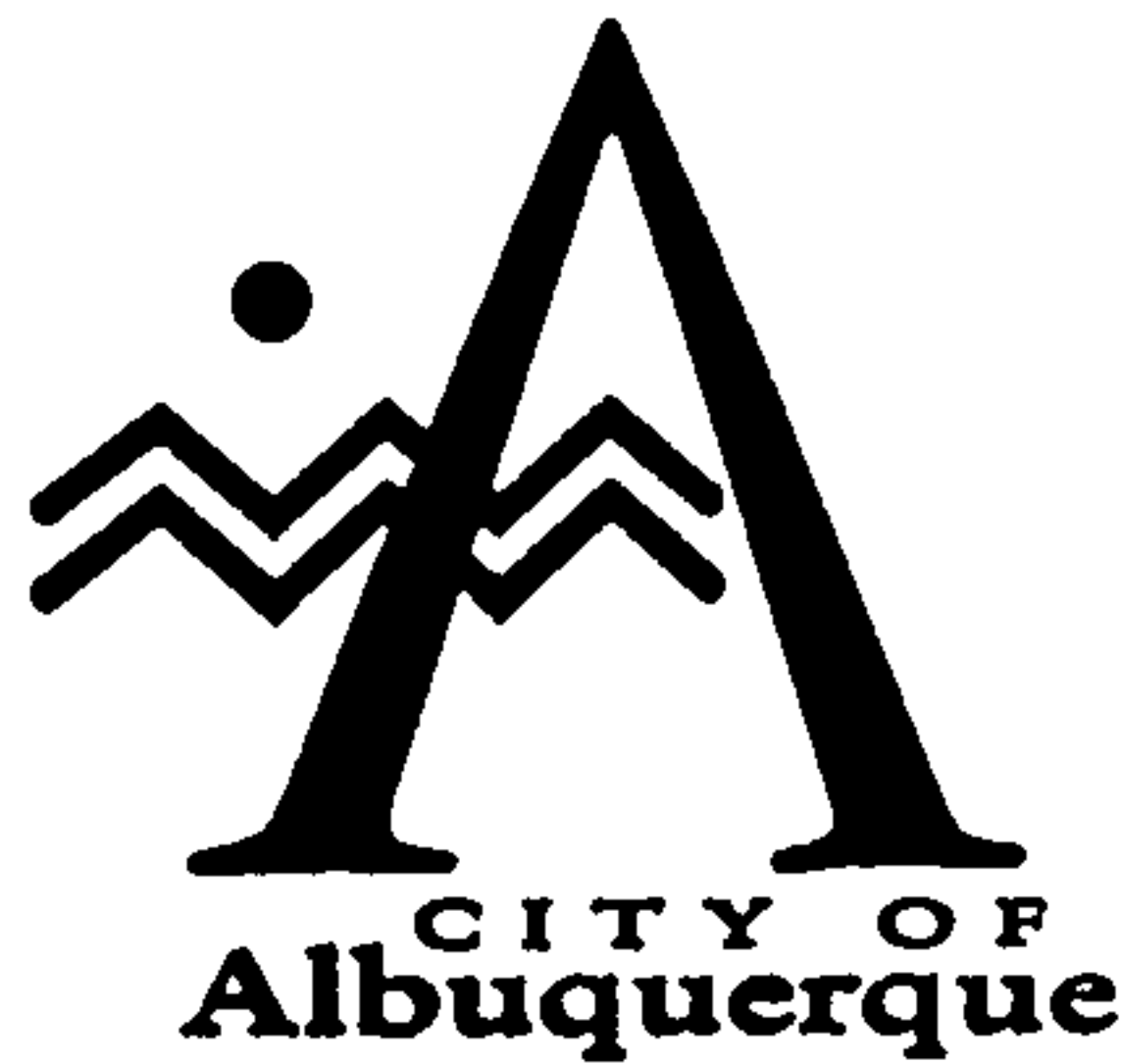
If you have any questions, please call me at 924-3982.

Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Lisa Ann Manwill, P.E., AMAFCA
Raymond Ortiz, Owner

File



September 3, 1998

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

RE: Grading and Drainage Plan for Ortiz Nursery (M9/D16) Submitted for Building Permit and Grading Permit Approval, Engineer's Stamp Dated 8/6/98.

Dear Mr. Arfman:

Prior to approval for Building Permit or Grading Permit release for the above referenced site, the following comments must be addressed:

1. This entire site is within a FEMA floodplain per the Letter of Map Revision (LOMR) dated August 26, 1997. The development to the west of the site, Timarron Estates, will be requesting a LOMR to remove this floodplain in the near future. Development of your site, however, cannot proceed until the financial guarantees for Timarron are in place, in order to ensure that the LOMR will be obtained.
2. It appears that there is an existing drainage easement adjacent to De Vargas Road. Do you propose to vacate this easement?
3. Is a storm drain required in De Vargas Road? How do your proposed road improvements compare with those proposed with Timarron? Show the ultimate street grades on the plan.
4. Since Timarron is being developed to the west, it appears that the existing off-site flows will be cut off. Please show the proposed grades along the western boundary of your site to show how your proposed grades will tie in.

If you have any questions regarding these comments, please call me at 924-3982.

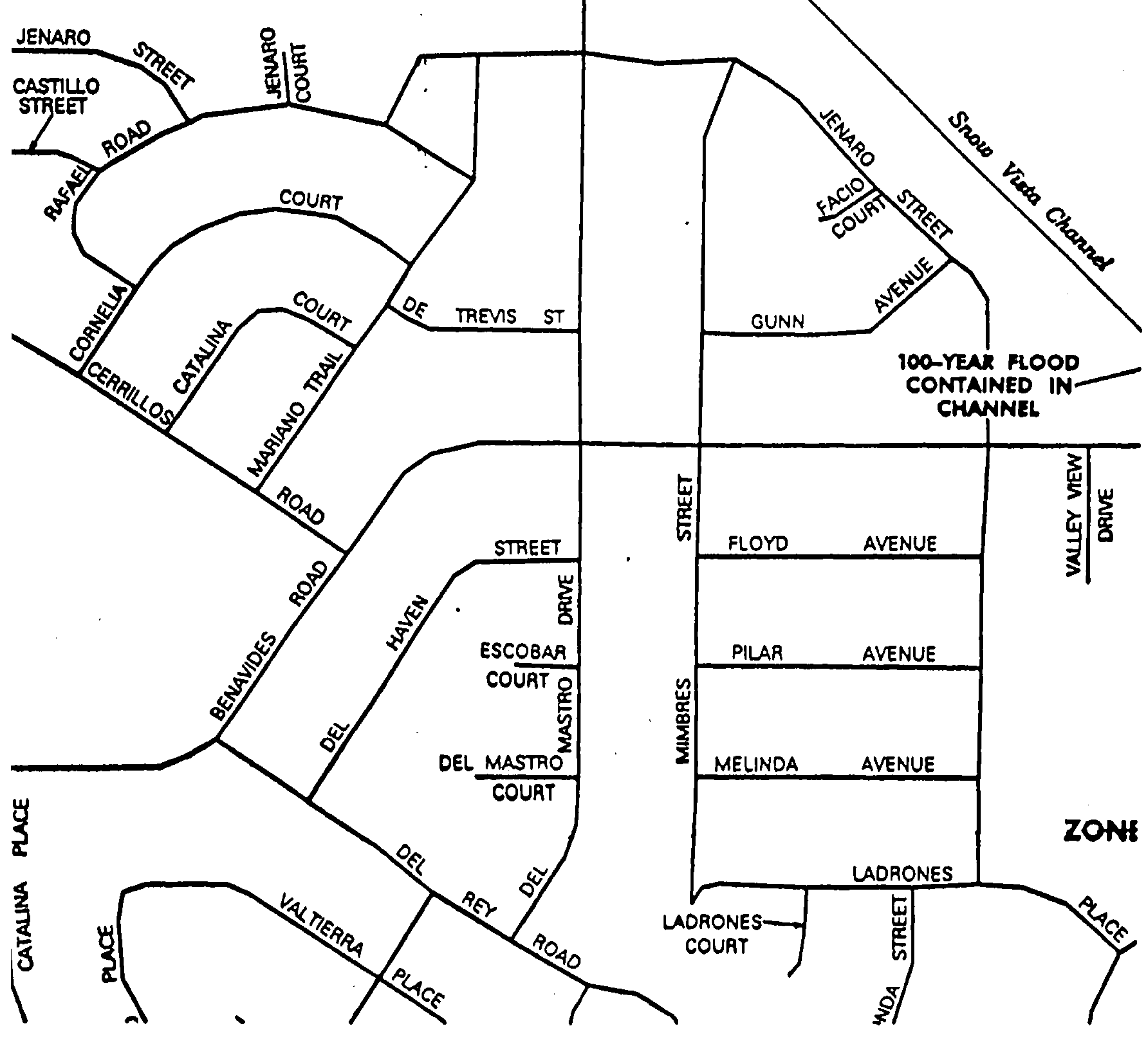
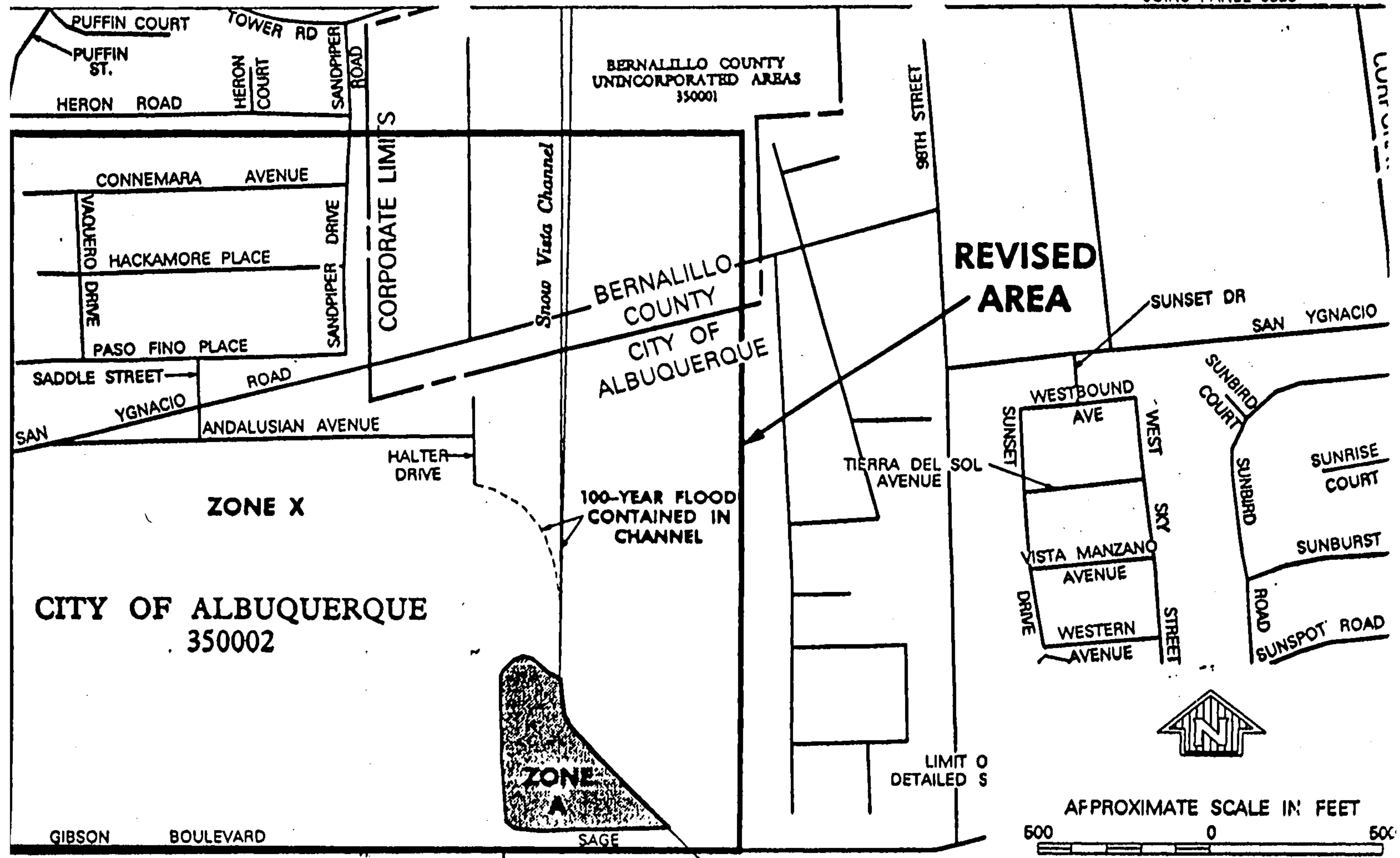
Sincerely,

Susan M. Calongne, P.E.
City/County Floodplain Administrator

c: Andrew Garcia, City Hydrology
Raymond Ortiz, Owner
File

Good for You, Albuquerque!





NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
BERNALILLO COUNTY, NEW MEXICO AND INCORPORATED AREAS

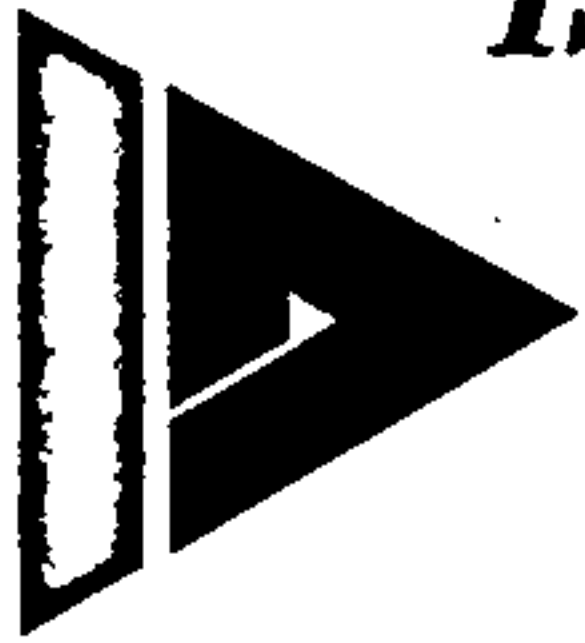
PANEL 336 OF 825
(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:
COMMUNITY
MAP NUMBER
DATE

REVISED TO :
REFLECT LOMR
DATED AUG 26 1997
MAP NUMBER 35001C0336 D

EFFECTIVE DATE:
SEPTEMBER 20, 1996

Federal Emergency Management Agency



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

August 4, 1998

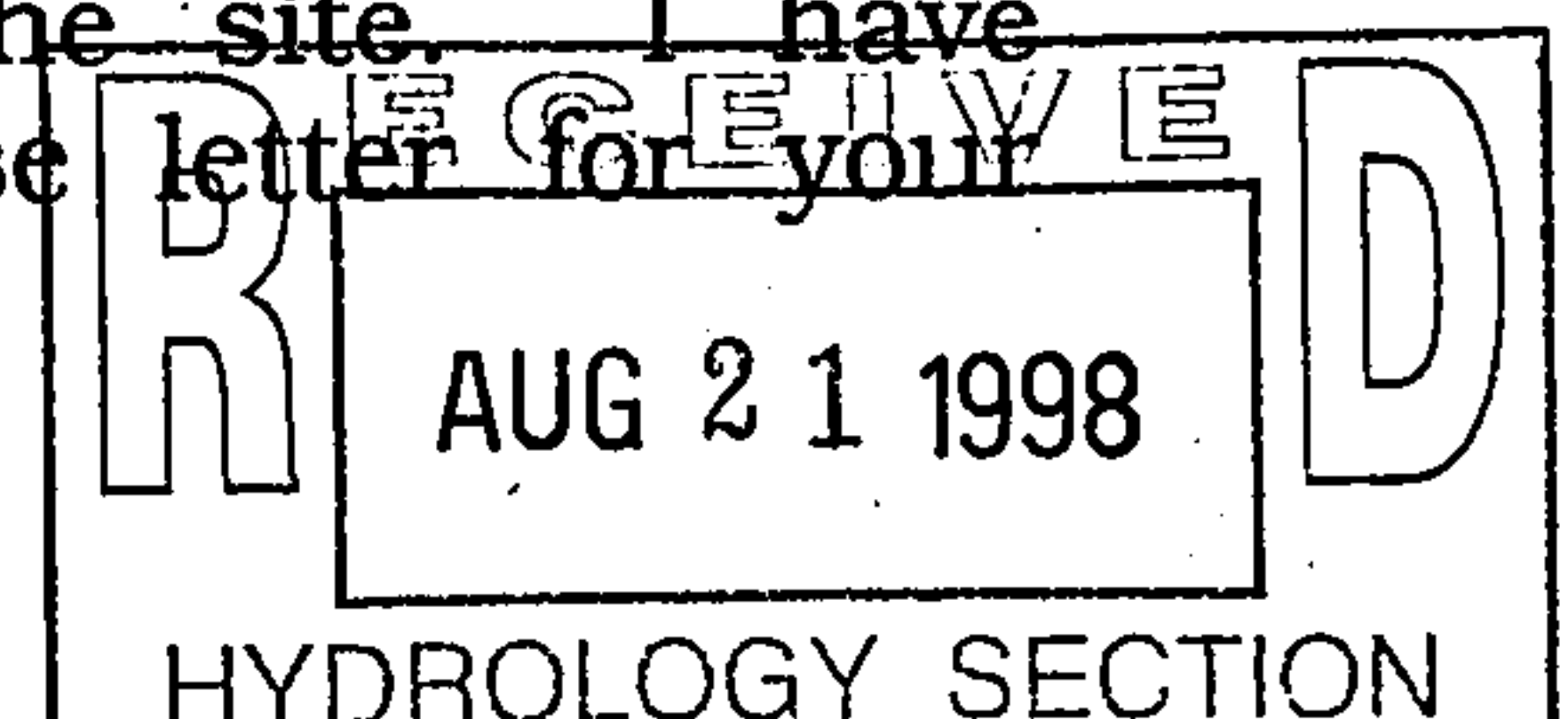
Mr. Fred Aguirre, PE
Hydrology Division
City of Albuquerque
P.O. Box 1293
Albuquerque, NM 87103

RE: Ortiz Nursery (M9/D16)

Dear Mr. Aguirre:

I am writing this letter in response to Lisa Manwill's letter, dated October 6, 1997, which outlined the City's comments for the above referenced site. The following changes have been made to the drainage plan included in this submittal:

1. Ground level orifices spaced at 8" on center have been added along the western perimeter wall to allow the undeveloped offsite flows to pass through the site.
2. The runoff outfalls for the site were combined per AMAFCA's request, and therefore the site has only one basin.
3. Capacity calculations for the channel were added to the Proposed Hydrology section. The flows were re-routed through a new rundown which will connect to the existing channel. Entrance losses which would be experienced if the flows entered DeVargas Road are no longer relevant to this site, however, the entrance capacity calculation was added for your information.
4. The roof drain locations were added.
5. AMAFCA has re-reviewed and approved the site. I have attached their comments and our response letter for your reference and files.



Mr. Fred Aguirre
August 4, 1998
Page 2

We understand that Community Sciences Corporation has submitted a master drainage report for the offsite basins (for Syntex Homes). An agreement between the Owner of this site and Syntex has been reached to include the floodplain covering this site in Syntex's LOMR.

Please let me know if there are any further questions.

Sincerely,

ISAACSON & ARFMAN, P.A.

A handwritten signature in cursive script that reads "Melissa Combs".

Melissa Combs

MC/rtl

Attachments

DRAWING INFORMATION SHEET

PROJECT TITLE: Ortiz Nursery ZONE ATLAS/DRNG. FILE #: M-9/D16
 DRB #: _____ EPC #: _____ WORK ORDER #: _____
 LEGAL DESCRIPTION: Town of Ardisco Grant, Parcel No 18
 CITY ADDRESS: _____
 ENGINEERING FIRM: Issacson & Arfman PA CONTACT: Melissa Cornbs
 ADDRESS: 128 Monroe St NE 87108 PHONE: 268-8828
 OWNER: Raymond Ortiz % Investors West CONTACT: Raymond Ortiz
 ADDRESS: 5854 Osuna Rd. NE 87109 PHONE: 889-8900
 ARCHITECT: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____
 SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
 ADDRESS: Pc Box 30701 87190 PHONE: 884-1990
 CONTRACTOR: N/A CONTACT: _____
 ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

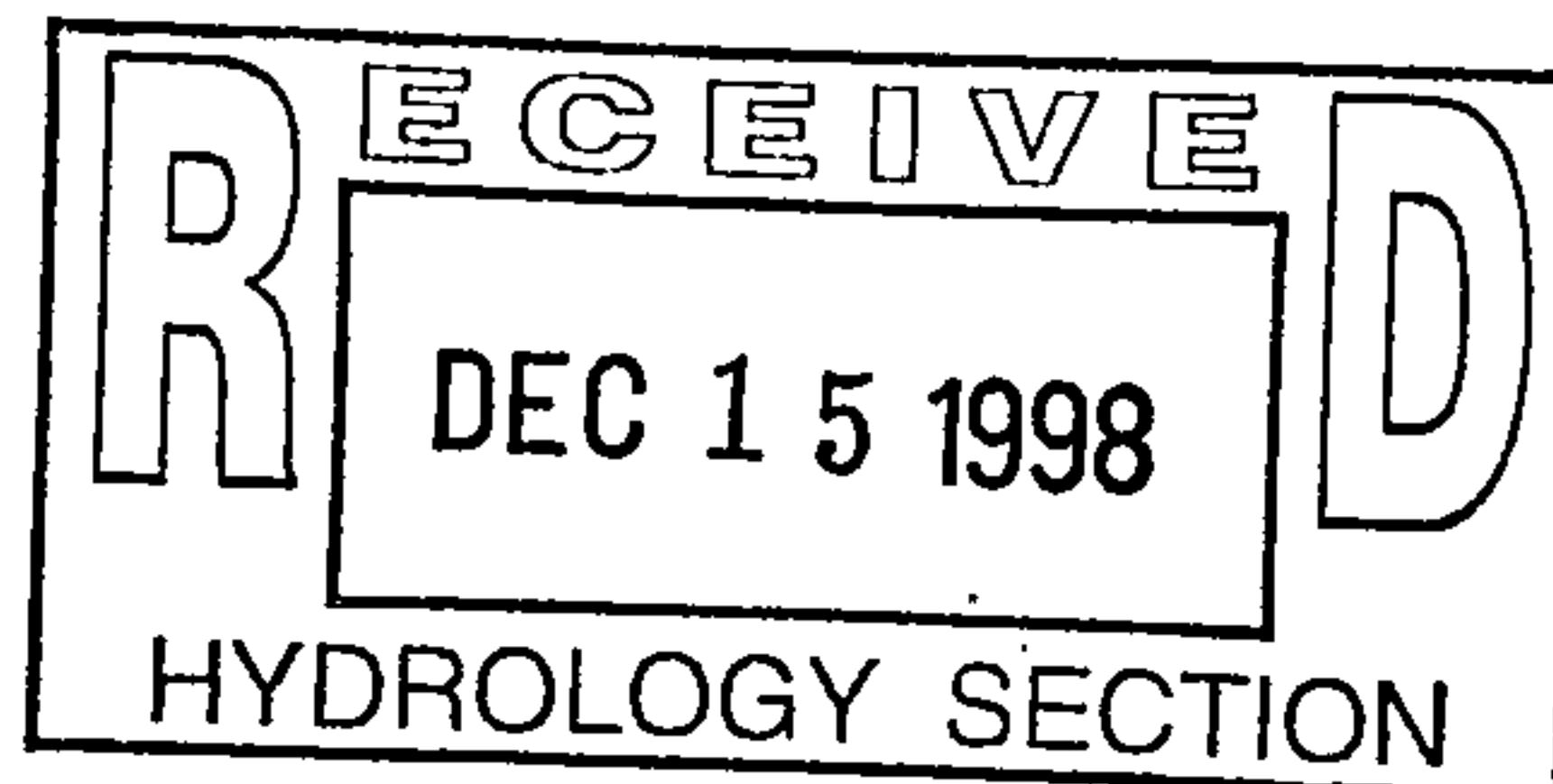
☐ SKETCH PLAT APPROVAL
☐ PRELIMINARY PLAT APPROVAL
☐ S. DEV. PLAN FOR SUB'D. APPROVAL
☐ S. DEV. PLAN FOR BLDG. PERMIT APPROVAL
☐ SECTOR PLAN APPROVAL
☐ FINAL PLAT APPROVAL
☐ FOUNDATION PERMIT APPROVAL
☒ BUILDING PERMIT APPROVAL
☐ CERTIFICATE OF OCCUPANCY APPROVAL
☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT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

DATE SUBMITTED:

BY:

12.16.98
8/12/98

Melissa Cornbs



DRAINAGE INFORMATION SHEET

DRB 96-440

PROJECT TITLE: Ortiz Nursery ZONE ATLAS/DRNG. FILE #: M-9 016
DRB #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Town of Artrisco Grant, Parcel No 18
CITY ADDRESS: _____
ENGINEERING FIRM: Issacson & Arfman PA CONTACT: Melissa Combs
ADDRESS: 128 Monroe St NE 87108 PHONE: 268-8828
OWNER: Raymond Ortiz % Investors West CONTACT: Raymond Ortiz
ADDRESS: 5854 Osuna Rd. NE 87109 PHONE: 889-8900
ARCHITECT: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____
SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
ADDRESS: Po Box 30701 87190 PHONE: 884-1990
CONTRACTOR: N/A CONTACT: _____
ADDRESS: _____ PHONE: _____

PE OF SUBMITTAL:

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☒ DRAINAGE PLAN
☐ CONCEPTUAL GRADING & DRAINAGE PLAN
☒ GRADING PLAN
☐ EROSION CONTROL PLAN
☐ ENGINEER'S CERTIFICATION
☐ OTHER

PRE-DESIGN MEETING:

☐ YES
☒ NO
☐ COPY PROVIDED

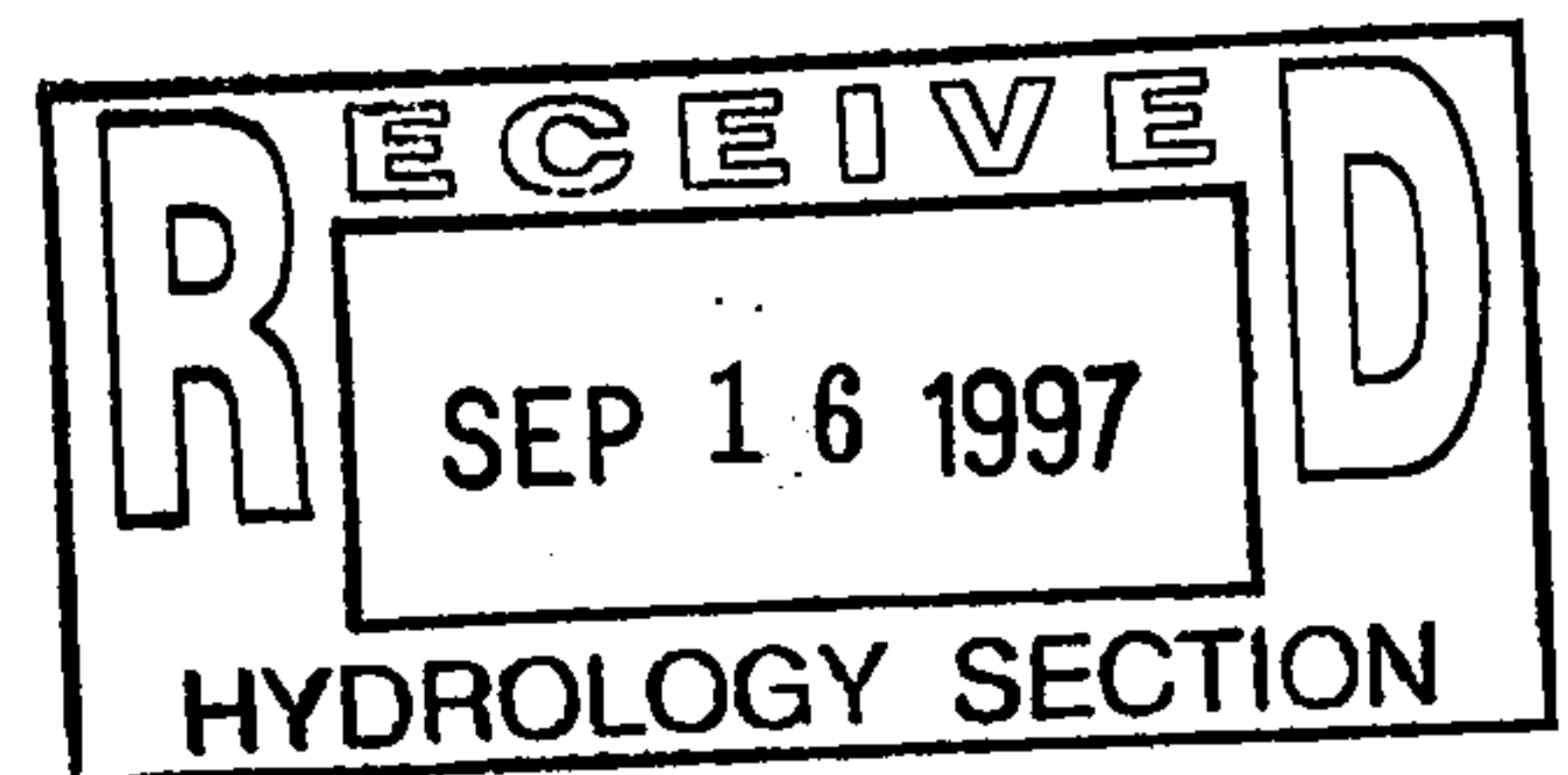
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☒ GRADING PERMIT APPROVAL
☐ PAVING PERMIT APPROVAL
☐ S.A.D. DRAINAGE REPORT
☐ DRAINAGE REQUIREMENTS
☐ OTHER _____ (SPECIFY)

DATE SUBMITTED:

9/16/97

BY:

Melissa Combs

DRAINAGE INFORMATION SHEET

PROJECT TITLE: Ortiz Nursery ZONE ATLAS/DRNG. FILE #: M-9 D016

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

LEGAL DESCRIPTION: Town of Artrisco Grant, Parcel No 18

CITY ADDRESS: _____

ENGINEERING FIRM: Issacson & Arfman PA CONTACT: Melissa Combs

ADDRESS: 128 Monroe St NE 87108 PHONE: 268-8828

OWNER: Raymond Ortiz % Investors West CONTACT: Raymond Ortiz

ADDRESS: 5854 Osuna Rd. NE 87109 PHONE: 889-8900

ARCHITECT: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich

ADDRESS: PO Box 30701 87190 PHONE: 884-1990

CONTRACTOR: N/A CONTACT: _____

ADDRESS: _____ PHONE: _____

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☐ CONCEPTUAL GRADING & DRAINAGE PLAN

☒ GRADING PLAN

☐ EROSION CONTROL PLAN

☐ ENGINEER'S CERTIFICATION

☐ OTHER

PRE-DESIGN MEETING:

☐ YES

☒ NO

☐ COPY PROVIDED

CHECK TYPE OF APPROVAL SOUGHT:

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☐ 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

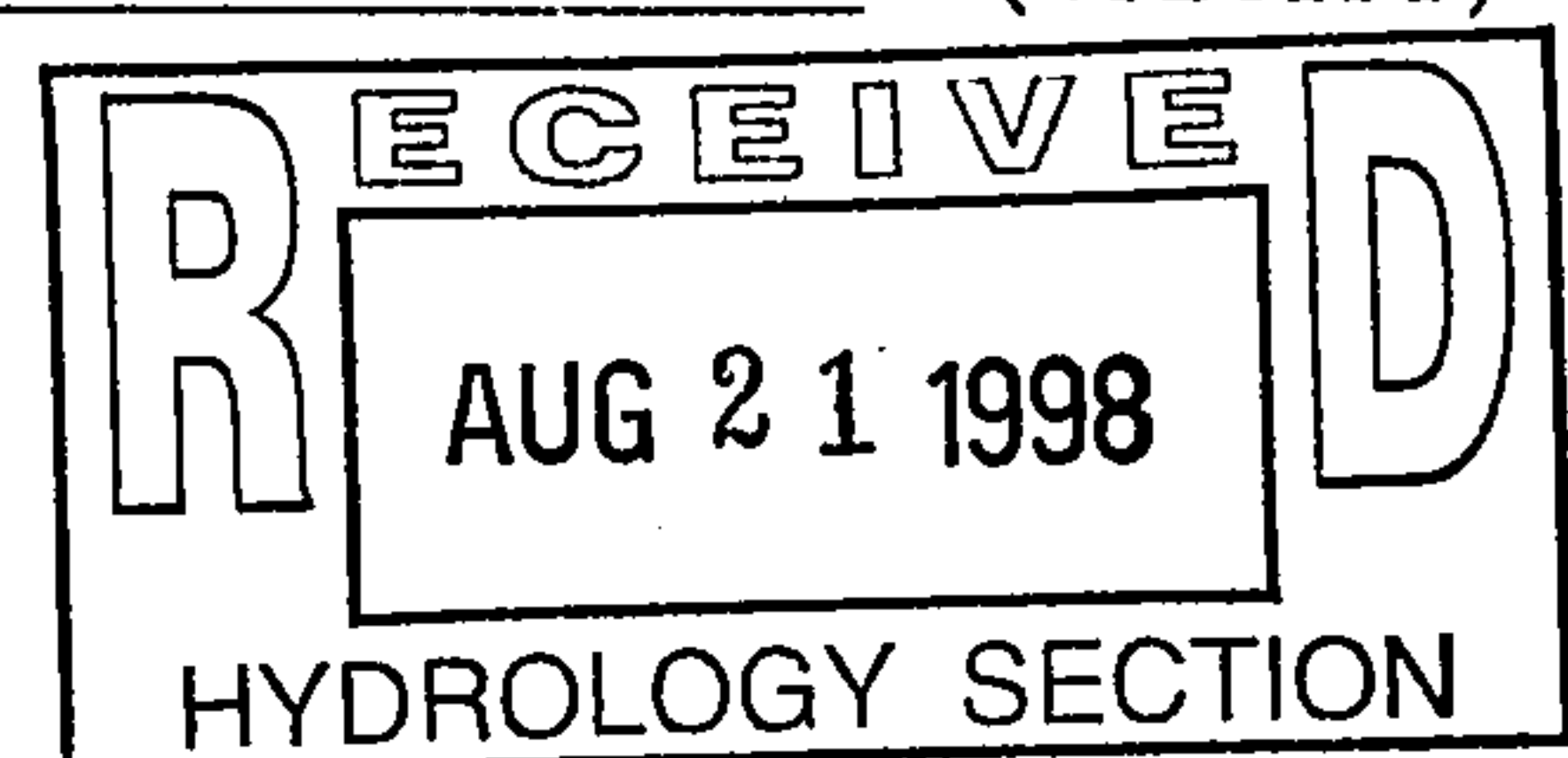
☐ S.A.D. DRAINAGE REPORT

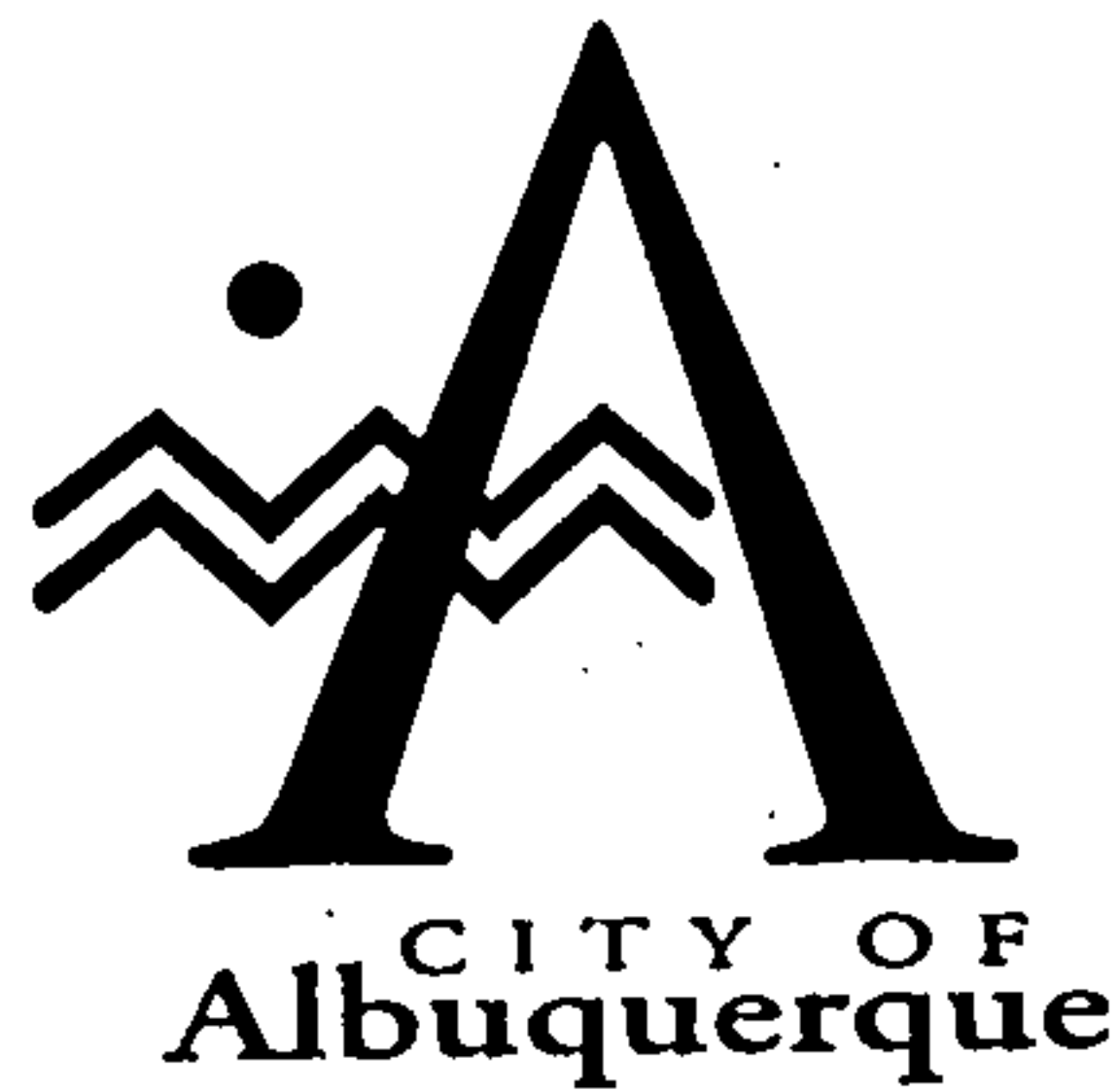
☐ DRAINAGE REQUIREMENTS

☐ OTHER _____ (SPECIFY)

DATE SUBMITTED: 8/12/98

BY: Melissa Combs





October 6, 1997

Martin J. Chávez, Mayor

Melissa Combs
Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

RE: *ORTIZ NURSERY (M9-D16). GRADING AND DRAINAGE PLAN FOR BUILDING PERMIT. ENGINEER'S STAMP DATED SEPTEMBER 16, 1997.*

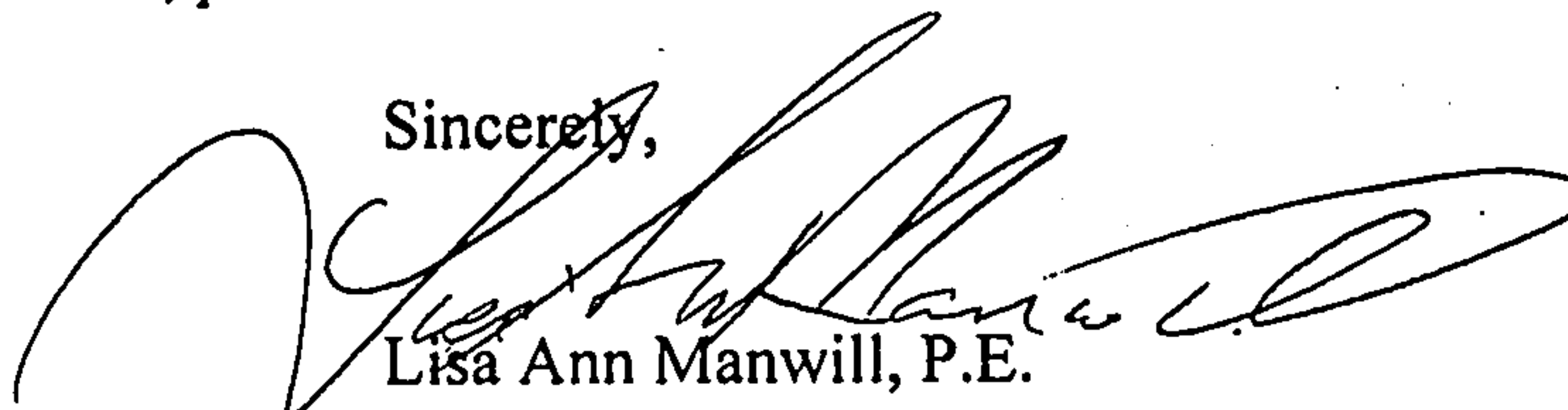
Dear Ms. Combs:

Based on the information provided on your September 19, 1997 submittal, City Hydrology has the following comments:

1. It appears that you are blocking all offsite flows. Provide enough openings in your CMU wall to allow all offsite flow to pass.
2. Label and define each Basin. I can't tell what or where each basin is discharging.
3. Provide capacity calculations for the channel that connects De Vargas Road and the Snow Vista Diversion Channel. What is actual flow in the channel vs. allowable flow? Is there any problem with entrance loss to the channel?
4. Indicate roof drain locations.
5. The signature by AMAFCA is too light. I can barely see where someone wrote a date. The signature must be visible.

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

Good for You, Albuquerque!



DRAINAGE INFORMATION SHEET

PROJECT TITLE: Ortiz Nursery ZONE ATLAS/DRNG. FILE #: M-9-2/D16
B #: _____ EPC #: _____ WORK ORDER #: _____
LEGAL DESCRIPTION: Town of Artisco: Grant Parcel No 18
CITY ADDRESS: _____
ENGINEERING FIRM: Isaacson + Arfman PA CONTACT: Melissa Combs
ADDRESS: 128 Monroe St 87108 PHONE: 268-8828
OWNER: Ray Ortiz CONTACT: _____
ADDRESS: _____ PHONE: 831-8773
ARCHITECT: Richard Hawkins CONTACT: _____
ADDRESS: _____ PHONE: 889-0833
SURVEYOR: Aldrich Land Surveying CONTACT: Tim Aldrich
ADDRESS: _____ PHONE: 884-1990
CONTRACTOR: NA CONTACT: _____
ADDRESS: _____ PHONE: _____

TYPE OF SUBMITTAL:

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

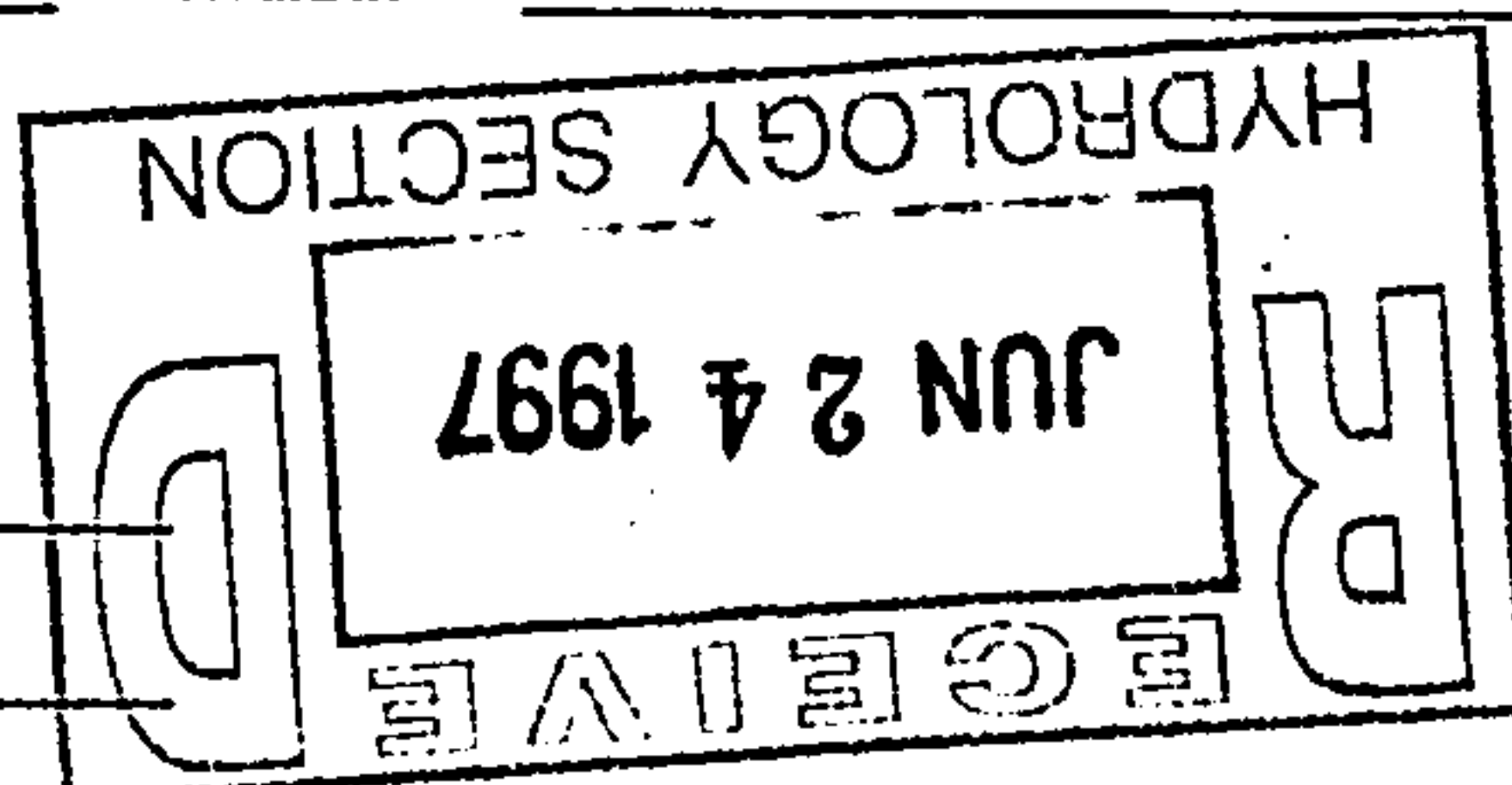
PRE-DESIGN MEETING:

☐ YES
☐ NO
☐ COPY PROVIDED

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 _____ (SPECIFY)

DATE SUBMITTED: 6/24/97
BY: Melissa Combs





CITY OF
Albuquerque
Public Works Department
June 30, 1997

Martin J. Chávez, Mayor

Robert E. Gurulé, Director

Melissa Combs
Isaacson & Arfman
128 Monroe St. NE
Albuquerque, NM 87108

RE: ORTIZ NURSERY (M9-D16). DRAINAGE PLAN FOR BUILDING PERMIT
APPROVAL. ENGINEER'S STAMP DATED JUNE 23, 1997.

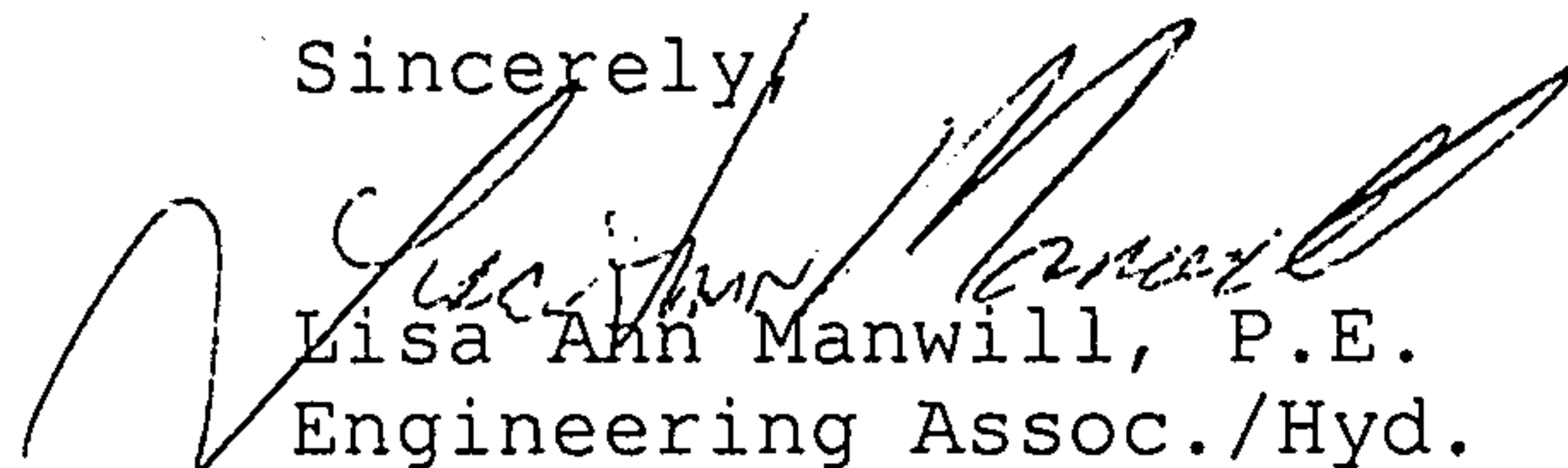
Dear Mr. Combs:

Based on the information provided on your June 24, 1997 submittal, I
offer the following comments:

1. Discuss historical flow patterns and amount.
2. Does the existing concrete channel, that connects De Vargas
Road and the Snow Vista Diversion Channel, have adequate
capacity?
3. AMAFCA's approval 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.
Engineering Assoc./Hyd.

c: Andrew Garcia
File

Good for You Albuquerque!

P.O. Box 1293, Albuquerque, New Mexico 87103



MICHAEL MURPHY, CHAIR
TIM EICHENBERG, VICE-CHAIR
LINDA OLMSTED, SECRETARY-TREASURER
RONALD D. BROWN, ASST. SECRETARY-TREASURER
DANIEL W. COOK, DIRECTOR

FRANK H. MARTINEZ
EXECUTIVE DIRECTOR



Albuquerque
Metropolitan
Arroyo
Flood
Control
Authority

2600 PROSPECT N.E. - ALBUQUERQUE, N.M. 87107
TELEPHONE (505) 884-2215

July 21, 1998

Ms. Melissa Combs
Isaacson & Arfman
128 Monroe NE
Albuquerque, NM 87108

**RE: CONCEPTUAL GRADING AND DRAINAGE PLAN FOR ORTIZ NURSERY.
ENGINEER'S STAMP DATED JULY 7, 1998.**

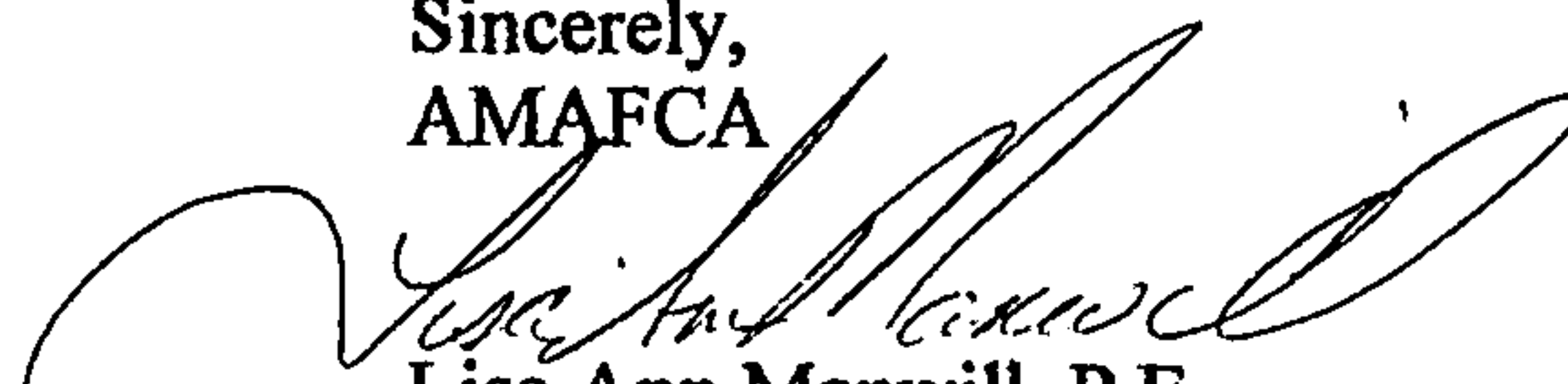
Dear Ms. Combs:

Based on the information provided on your July 7, 1998 submittal, AMAFCA has the following comments:

1. No storm water will be allowed to sheet flow over the top of the Snow Vista Channel. It would be preferable to have you tie into the existing side surface inlet. A concrete rundown from the side surface inlet to your property line would be required. The as-built drawings for this inlet are on file at our office. Please coordinate this detail with AMAFCA.
2. The allowable discharge to the Snow Vista Diversion Channel is 1.3 cfs per acre. What is your justification for free discharge.
3. Where is the floodplain? How are you addressing floodplain issues? Community Science Corporation is in the process of developing the property to the north and west of your site (Timmeron Estates). You may want to discuss the floodplain issue with Community Science or Susan Calongne with the City of Albuquerque.
4. Call out existing side channel from De Vargas Road to the Snow Vista Channel. Does Show AMAFCA Right-of-Way.

If I can be of further assistance, please call me at 884-2215

Sincerely,
AMAFCA



Lisa Ann Manwill, P.E.
Development Review Engineer

c: File



ISAACSON & ARFMAN, P.A.

Consulting Engineering Associates

*Thomas O. Isaacson, PE & LS • Fred C. Arfman, PE
Scott M. McGee, PE*

August 3, 1998

Ms. Lisa Manwill
Development Review Engineer
AMAFCA
2600 Prospect NE
Albuquerque, NM 87107

RE: Grading & Drainage Plan for Ortiz Nursery

Dear Ms. Manwill:

The following letter and attached submittal address your comments from July 21, 1998.

1. As per our phone discussion on August 3, 1998, a 6" header curb was added along the east property boundary. The curb will direct the site flows to the existing concrete rundown and prevent the flows from sheet flowing over the top of the Snow Vista Diversion Channel.
2. Since our site borders the Snow Vista Diversion Channel, runoff developed on site will reach and pass through the channel well before the Snow Vista reaches its peak flow rate ($T_p(\text{site}) = 0.013 \text{ hr.} = 0.8 \text{ min.}$). For this reason we recommend this site be allowed free discharge.
3. Attached is a vicinity map showing the existing floodplain. As per an agreement between Syntex Homes (offsite developer) and the Owner of this site, Community Science Corporation has included in their LOMR request the floodplain covering this site. We have discussed this issue with Susan Calongne and the owner of this site has agreed to pay higher insurance (if applicable) until the time when the LOMR is approved.
4. A callout on the existing side channel from De Vargas Road to the Snow Vista has been added.

Ms. Lisa Manwill
August 3, 1998
Page 2

If you have any further questions, please feel free to contact me at 268-8828.

Sincerely,

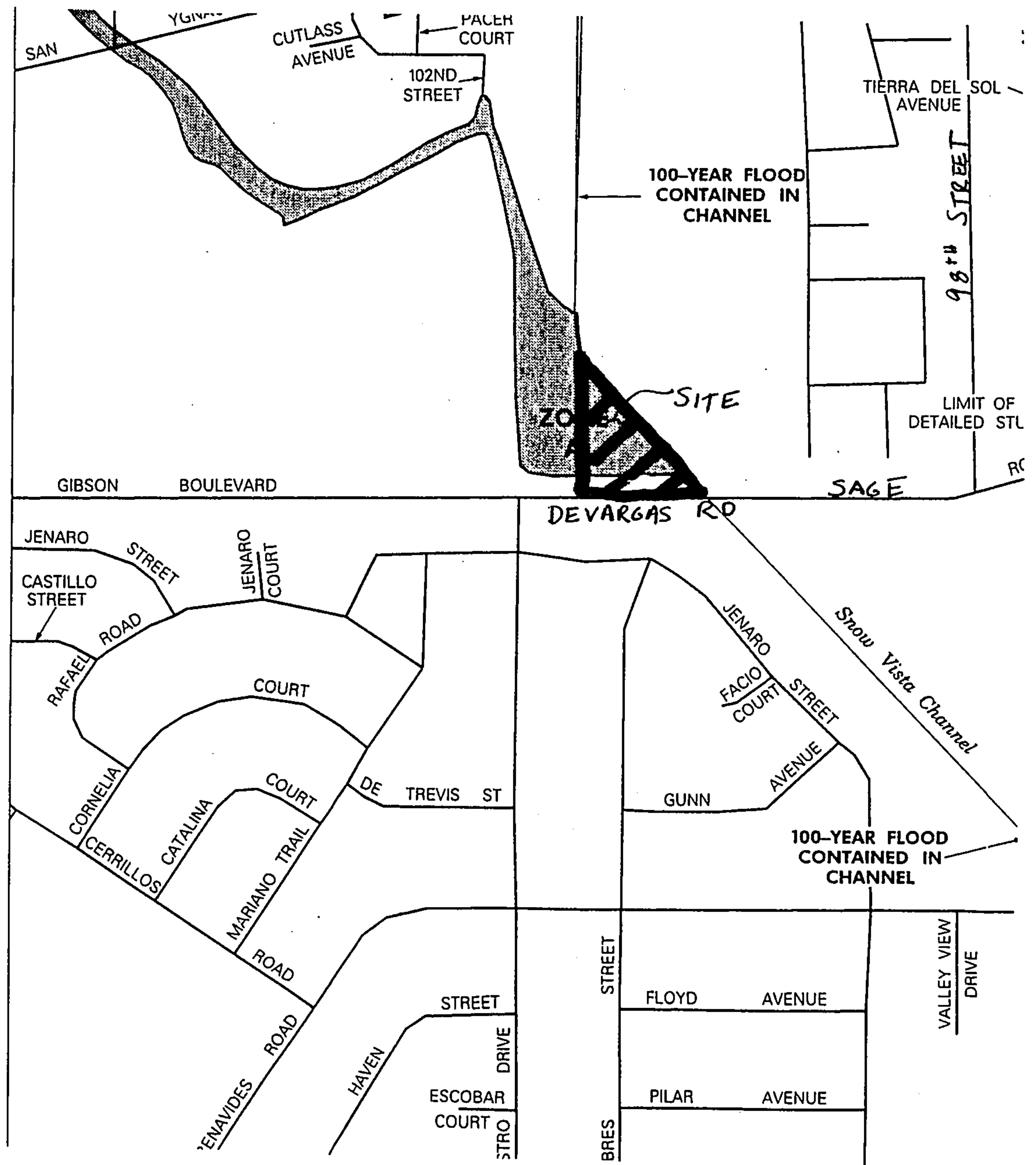
ISAACSON & ARFMAN, P.A.

A handwritten signature in cursive script that reads "Melissa Combs". The signature is written in dark ink and is positioned above the printed name.

Melissa Combs

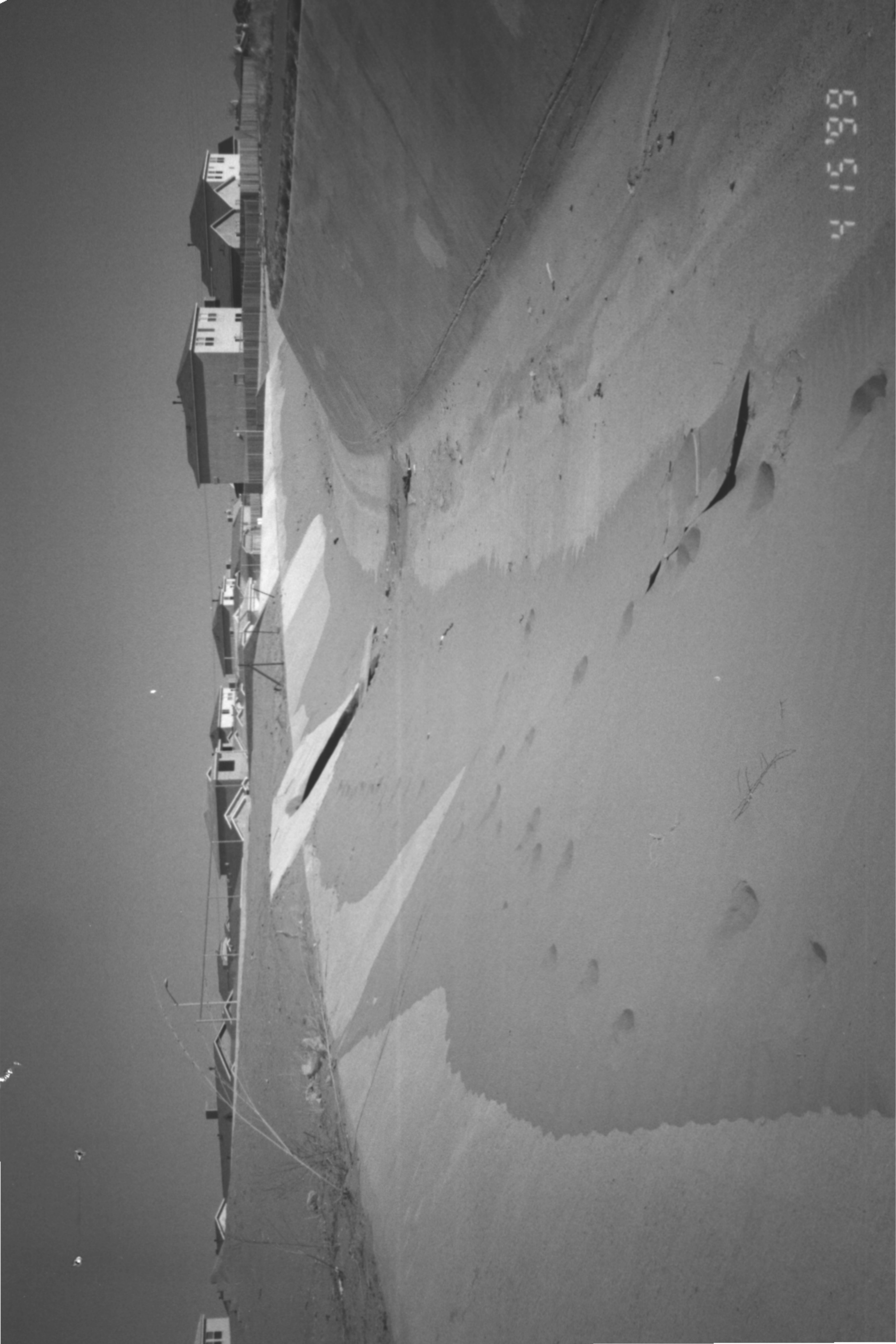
MC/rtl

Attachments



• PANEL 336 of 825
 • SEPT. 20, 1996

66,514



NOW OPEN

66-514

STOP



66,514



86, 51 h





City of Albuquerque

P.O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

May 11, 1999

Dan Sandoval
1505 Gschwind SW
Albuquerque, NM 87121

RE: Drainage complaint at De Vargas SW and Snow Vista Channel

Dear Mr. Sandoval:

I have spoken and met with your wife at De Vargas Road to identify the referenced drainage problem. As you indicated in your letter dated March 19, 1999 the abrupt end of the De Vargas Road and the undeveloped property to the east could possibly create a drainage problem.

I have research the undeveloped private property north of De Vargas Road and west of the Snow Vista Channel. A drainage plan was submitted by Isaacson & Arfman, consulting engineers, to the City for review and approval which outlines the proposed drainage for their nursery. I have attached a copy of the drainage plan.

The drainage plan shows that the new part of De Vargas Road will not continue through the private property. The Building Permit has been released by the City and work is continuing at the private owners schedule. The drainage in the private property will discharge its runoff to the Snow Vista Channel. If you have any questions please call at 768-2654.

Sincerely,

Carlos A. Montoya

Project Manager

c: Dan Hogan

City of Albuquerque

P. O. BOX 1293 ALBUQUERQUE, NEW MEXICO 87103

PUBLIC WORKS DEPARTMENT

LARRY A. BLAIR, P.E.

DIRECTOR

119

ROUTING AND TRANSMITTAL FORM

DATE:

3/24/99



Response for My Signature



Mayor Baca



Prepare response for (Mayor/CAO)



Rael



Call Upon Receipt



Fisher



Please Discuss With Me



Castillo



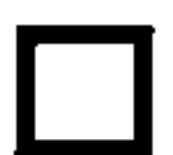
E-Mail Comments



Bowman



Read & Pass On



Chavez



Process



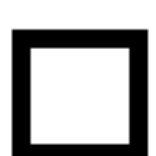
Crandall



File/Toss



Doyle



Post



Giron



For Your Information



Harmon



Fax to: _____



Robinson



Coordinate response with: _____



Stomp



Wilcox



Copies to: _____



Dan Hogan



Comments: _____



REQUIRED BY: _____

INITIALS: _____



Daniel Sandoval
1505 Gschwind SW
Albuquerque, NM 87121
505-831-6168

March 19, 1999

Larry Blair
Public Works Director
City of Albuquerque
P.O. Box 1293
Albuquerque, New Mexico 87103

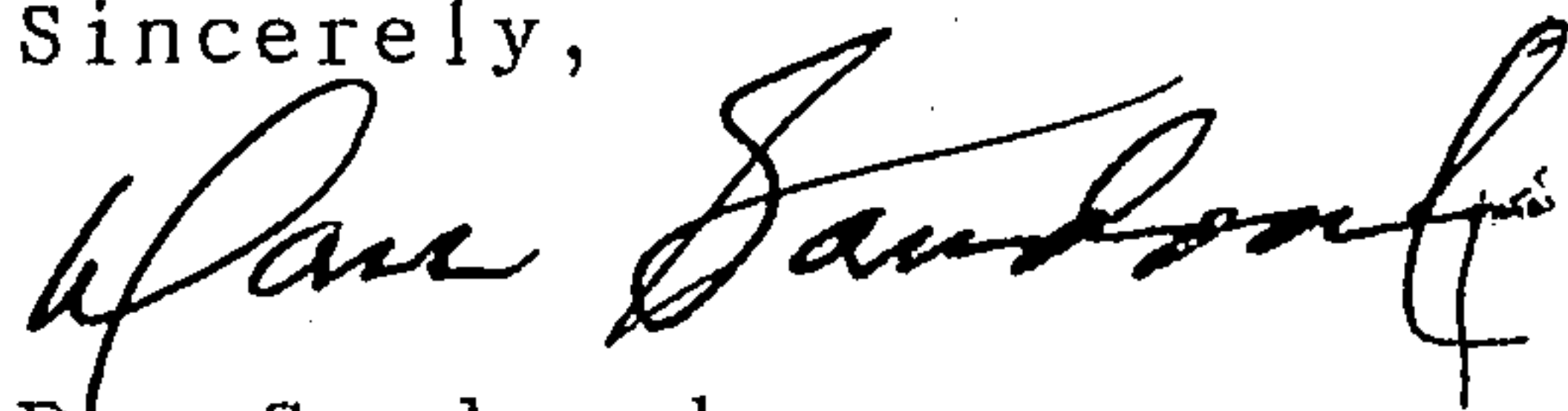
Dear Mr. Blair:

As you are no doubt aware, Centex has begun a large housing development on DeVargas SW, west of 98th street. As part of the development, they have widened DeVargas on the north side of the street.

Unfortunately, at the end of the eastern part of the development on DeVargas, the widening abruptly cuts off at a 90 degree angle where it connects to DeVargas, instead of a gradual connection. This will cause problems in the future for pedestrians, as well as runoff from our infrequent rains. (When it does rain, it rains good and we have quite a runoff!) Although there is a drain at that point, much of the runoff will create a quagmire.

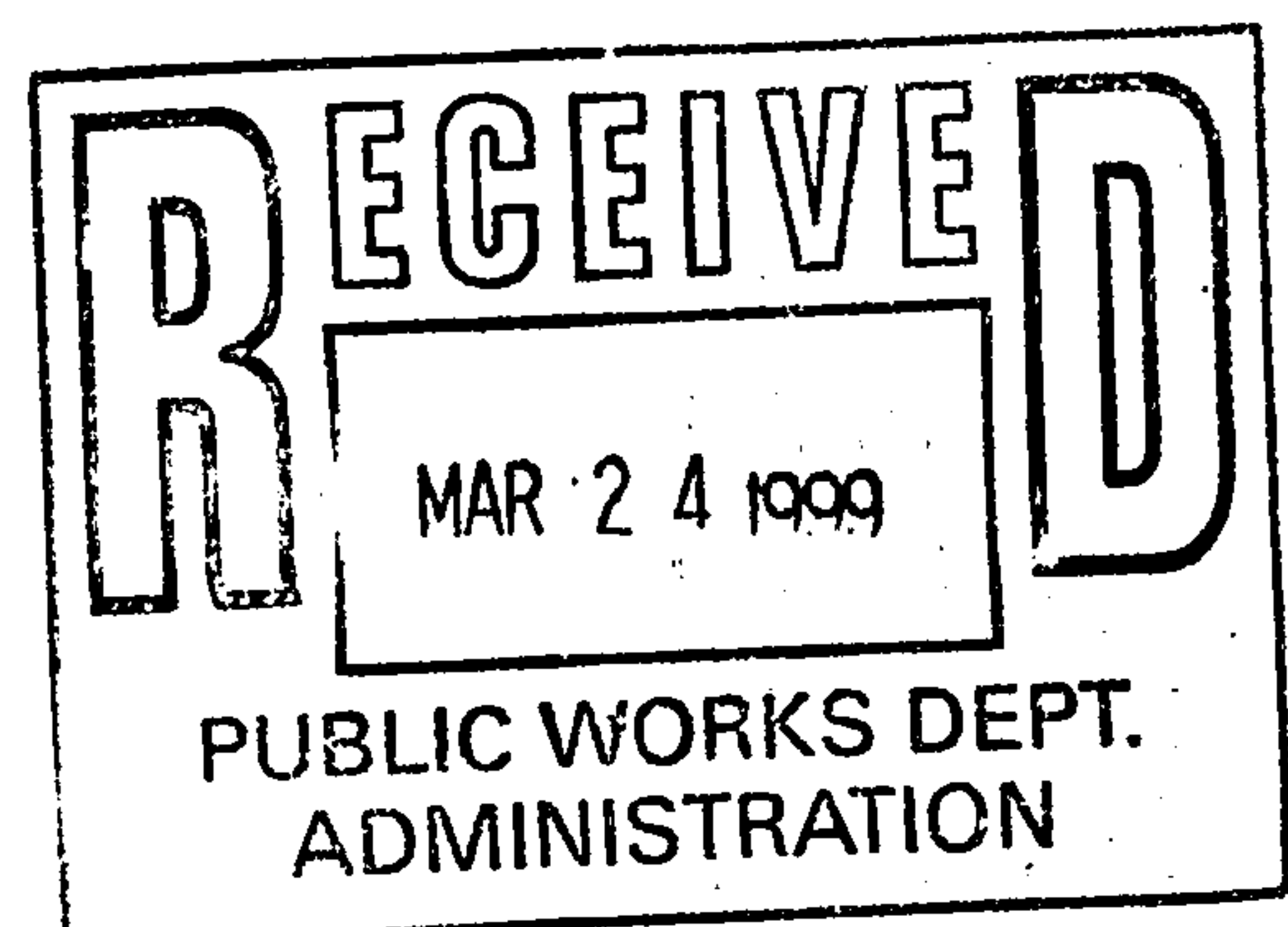
I would appreciate your looking at this situation and seeing what can be done to alleviate the problem. Thank you for your consideration.

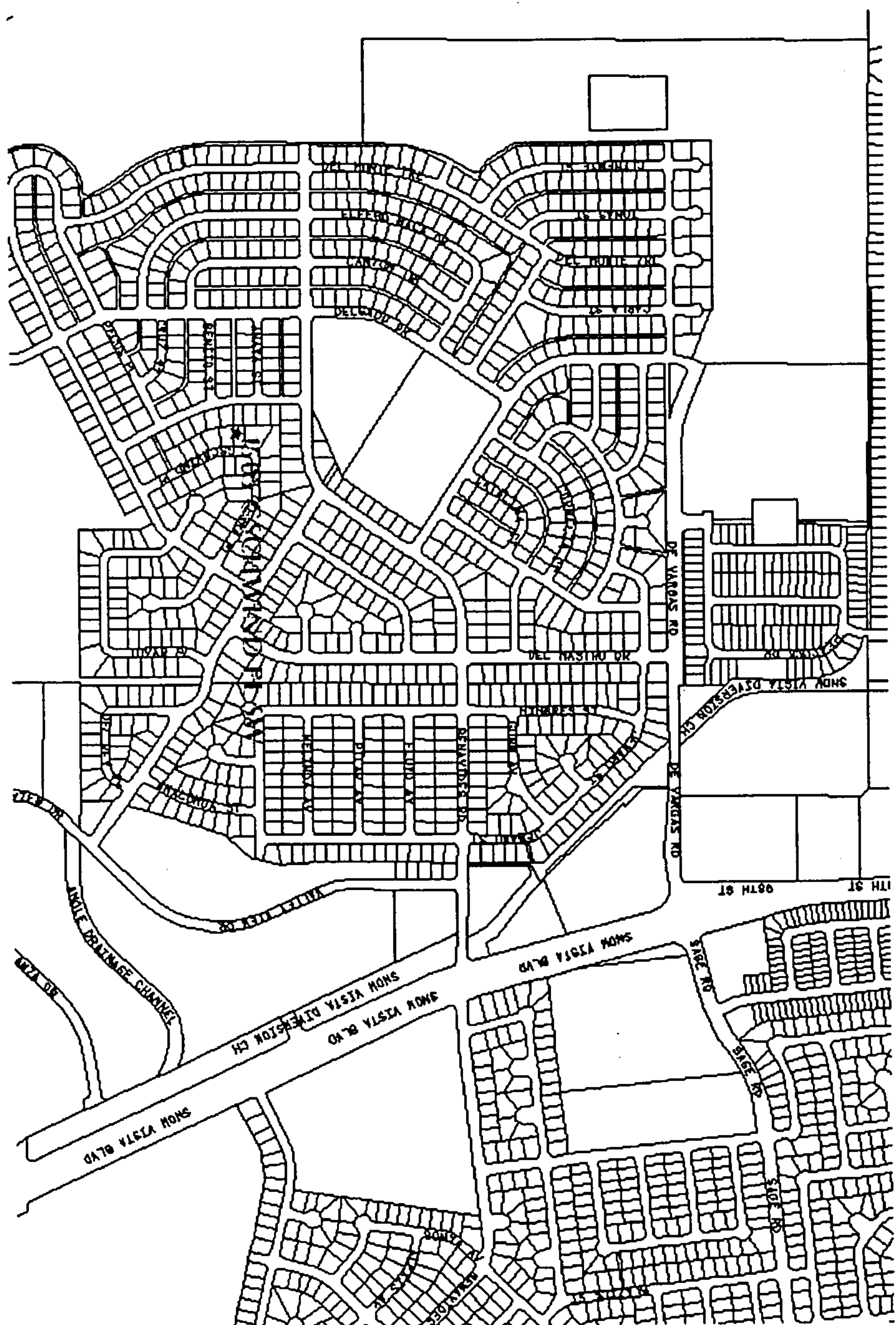
Sincerely,

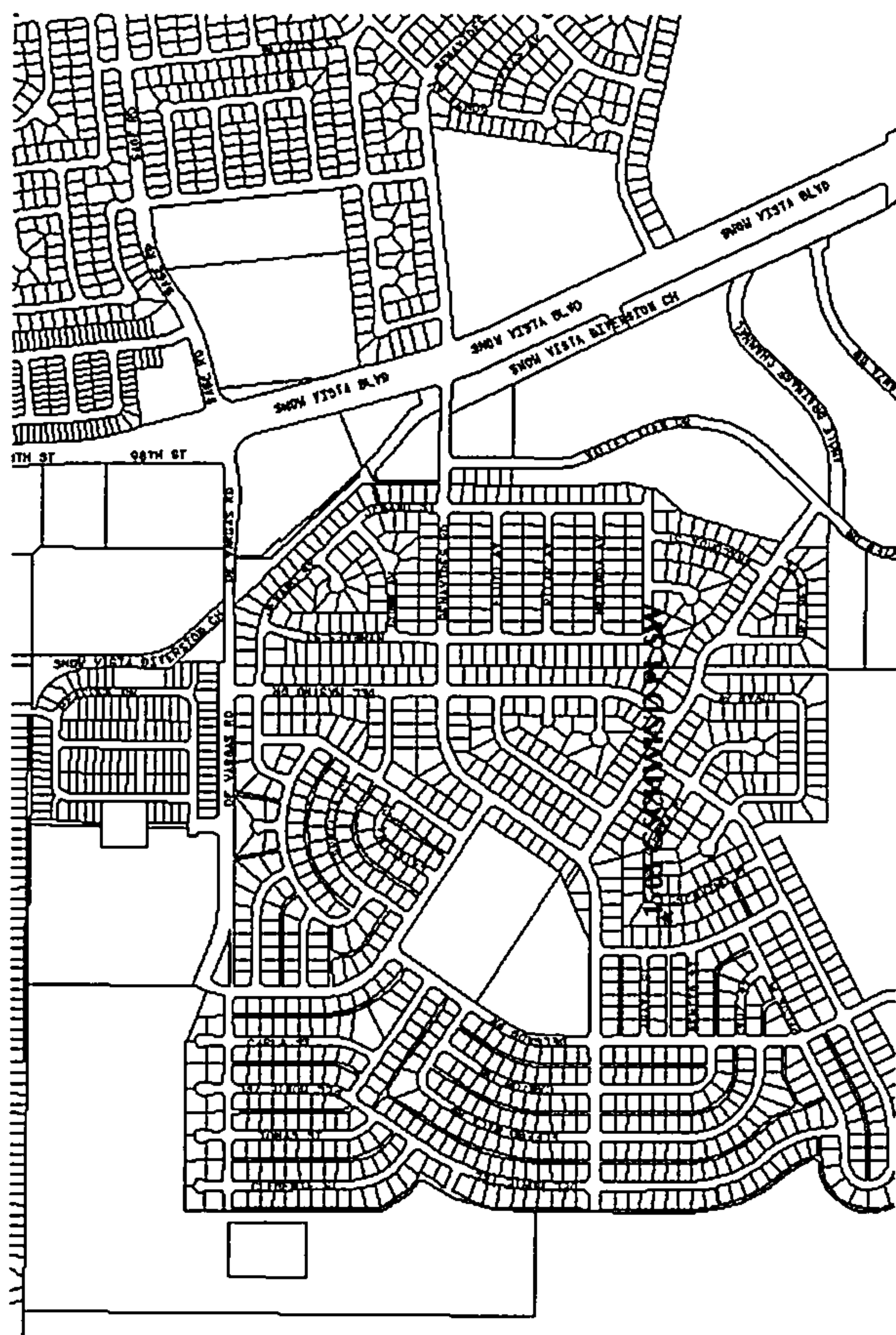


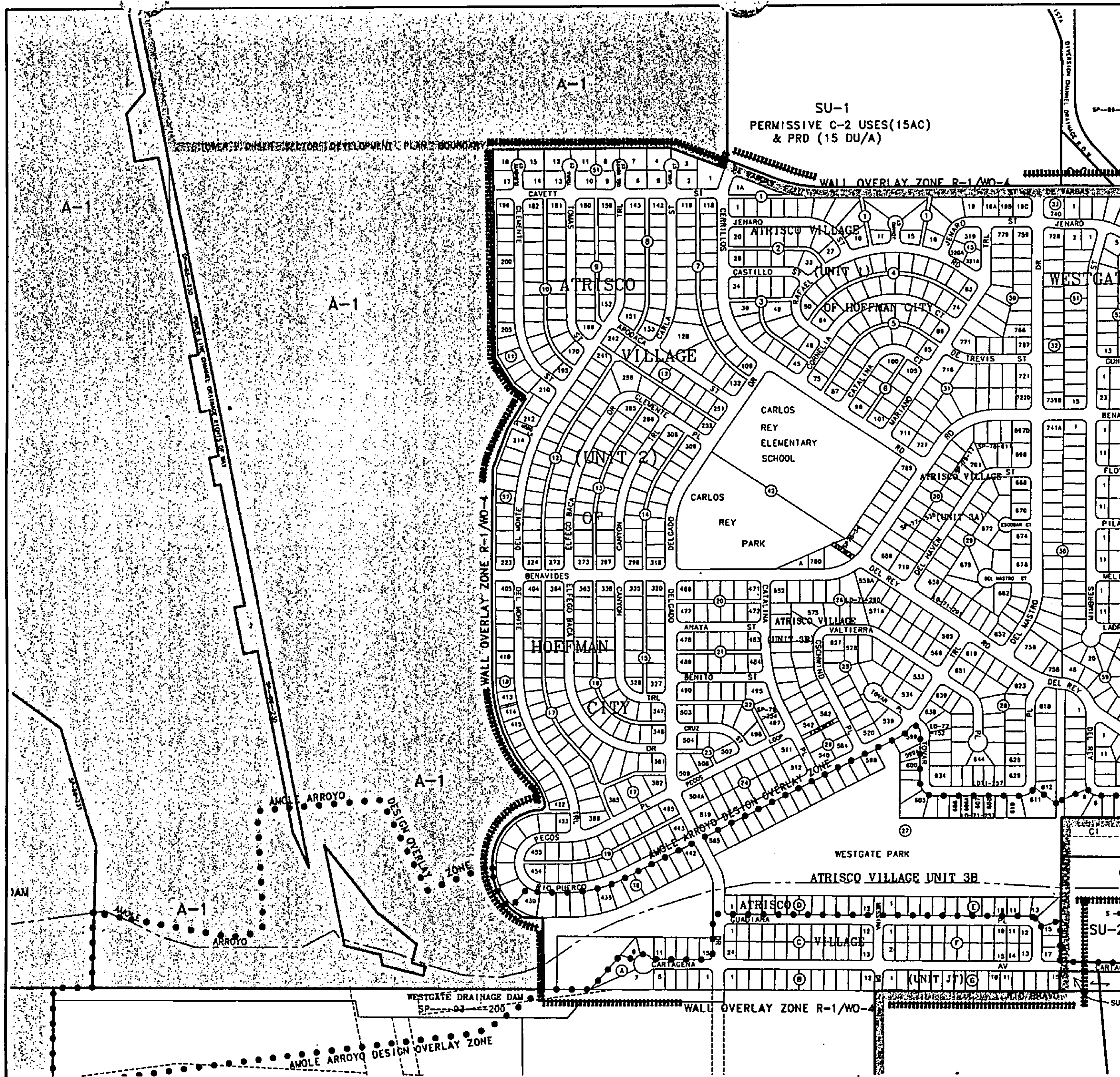
Dan Sandoval

cc: Councilor Alan B. Armijo

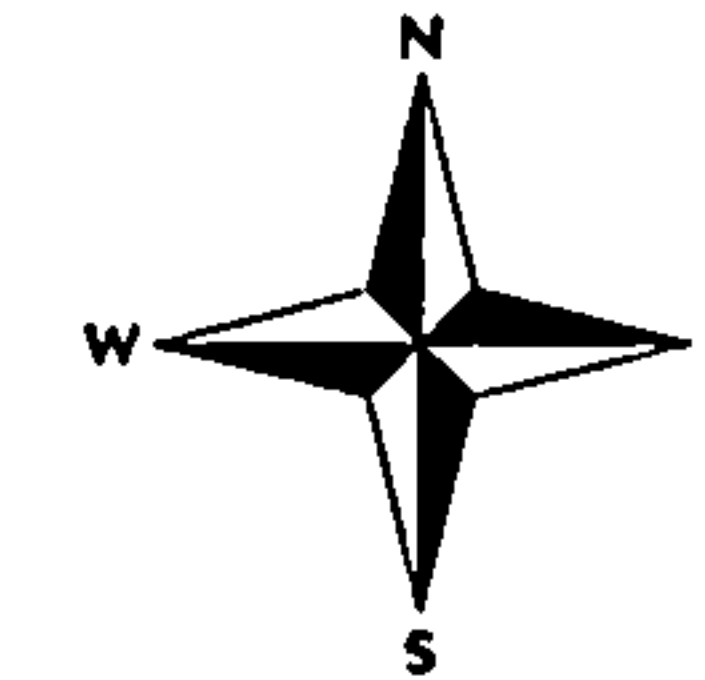




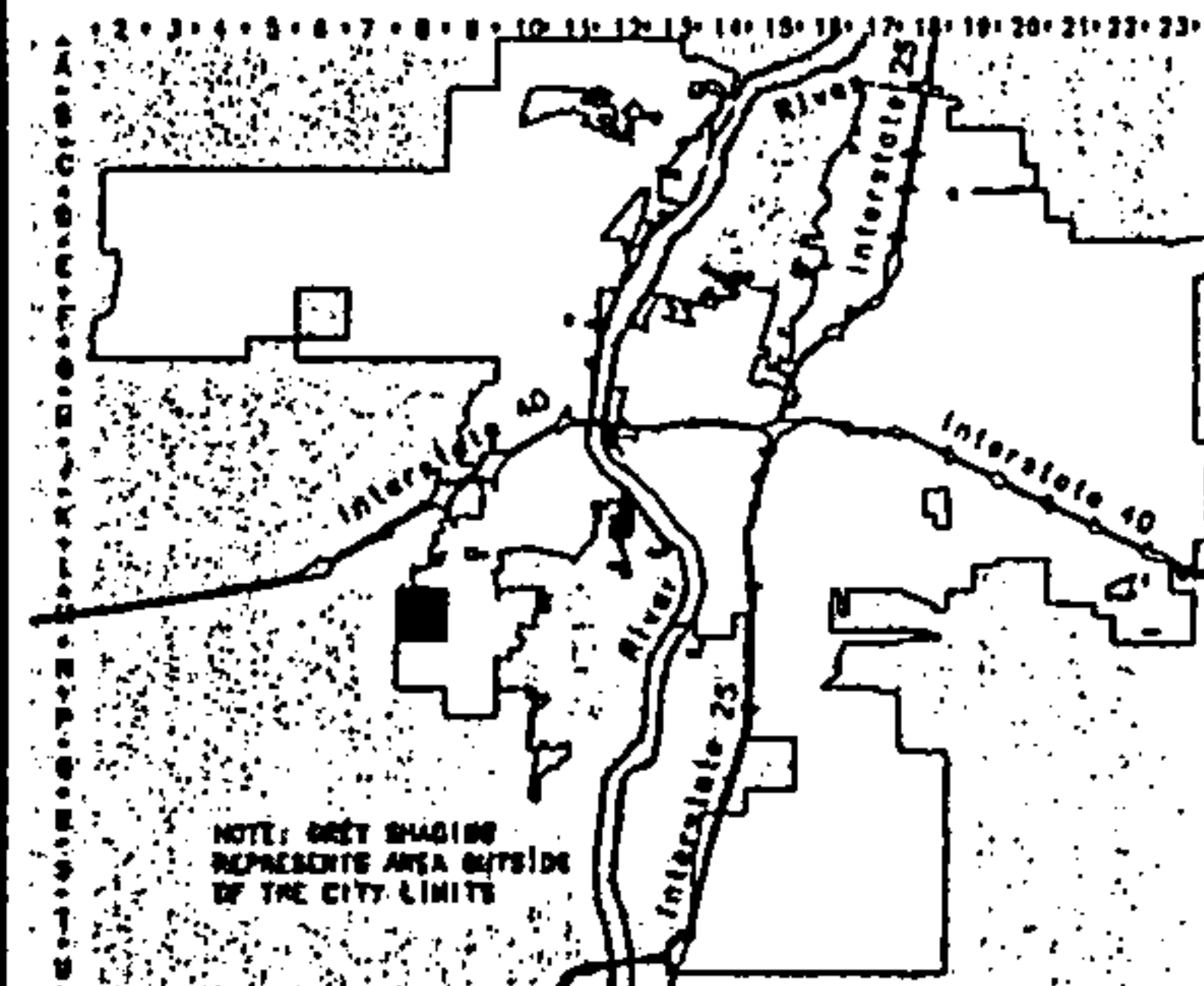
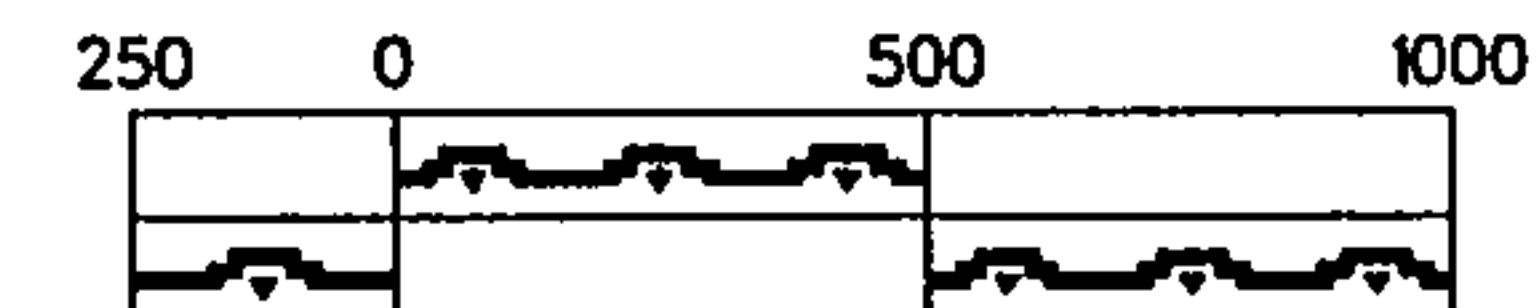




CITY OF
Albuquerque
A Geographic Information System
PLANNING DEPARTMENT
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GRAPHIC SCALE IN FEET



Zone Atlas Page
M-8-Z

Map Amended through
February 28, 1998