



Alan Varela, Director

Mayor Timothy M. Keller

March 14, 2025

Jesse Sullivan NMPE  
Matrix Design Group, Inc.  
2435 Research Parkway, Suite 300  
Colorado Springs, CO 80920

**Re: Circle K – 10850 Golf Course Rd NE**  
**Erosion and Sediment Control Plan**  
**Engineer's Stamp Date – 3/01/24 (A12E008B1) SWQ-2025-00013**

Mr. Sullivan,

Based upon the information in your submittal received on 3/13/25, the ESC Plan can't be approved until the following comments are addressed.

1. The NOI filed by RS Golf Course LLC, NMR10071S, is inaccurate and incorrect where the certifier is Kevin Mattson, manager, but the "Certifier Email:" is Bradley Perry's email address, [bperry@redskyholdings.com](mailto:bperry@redskyholdings.com). Bradley Perry is an agent, not a member, so he doesn't satisfy the CGP requirements of Appendix G 11.1. Kevin Mattson is also listed as the "Operator Point of Contact" with the email [KMattson@RedSkyHoldings.com](mailto:KMattson@RedSkyHoldings.com).  
According to Bernalillo County Records, RS Golf Course LLC owns Tract D-1-A of Paradise Heights Unit 1 (containing 2.05 acres), and the Secretary of State web page shows Kevin Mattson as the Managing Member. The Estimated area to be disturbed is 5.5 acres instead of the 1.9 acres shown on the SWPPP Map.  
The SWPPP contact responsible for personnel meeting the training requirements is Dennis Carpenter, the Owner/Operator of the neighboring property and who told me that he has nothing to do with the SWPPP for Circle K's building on Tract D-1-A.  
Please contact the EPA to correct these three inaccuracies.
2. Similarly, the NOI filed by Circle K Stores, Inc., NMR1006HI, overestimated the area of disturbance at 5.5 acres and the "Project End Date" of 3/30/2025. The area of disturbance by this operator will only be 1.9 acres, and it hasn't broken ground yet. This NOI should also be updated on the EPA's website, and both NOIs must be resubmitted in ABQ-PLAN.
3. Include the sediment traps' design calculations, dimensions, and elevations on the ESC Plan. The revised ESC Plan must be resubmitted in ABQ-PLAN.
4. The ESC Permit Form was submitted in place of the SWQ Information Sheet, so the Information sheet was missing from the application. You must resubmit the Information Sheet in ABQ-PLAN.
5. The contacts for the SWQ Engineer, Matrix Design Group Inc., and the SWQ Property Buyer /Operator Certifier, Circle K Stores Inc., must be added in ABQ-PLAN.
6. Update the engineer's stamp & date on all sheets of the ESC Plan each time the plan changes.

If you have any questions, contact me at 924-3420 or [jhughes@cabq.gov](mailto:jhughes@cabq.gov).

Sincerely,

James D. Hughes, P.E.  
Principal Engineer, Planning Dept.  
Development and Review Services