

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 22, 2026

Donna Sandoval  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: Autozone #9260  
9510 Universe Blvd NW  
30-Day Temporary CO EXTENSION - Approved  
Engineer's Stamp Date: 11/15/23  
Engineer's Certification Date: 12/23/25  
Hydrology File: B10D003C3A  
Case # HYDR-2025-00459**

Dear Ms. Sandoval:

PO Box 1293

Based on the Engineer's Drainage Certification received 12/29/2025 and site visit on 01/07/2026, this letter serves as a conditional approval from Hydrology Section for a **30-day Temporary Certificate of Occupancy time extension** for the Autozone located at 9510 Universe Blvd NW to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

Albuquerque

NM 87103

1. Please provide the executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology. The Covenant and the Exhibit will also be required as submittals in ABQ-PLAN.

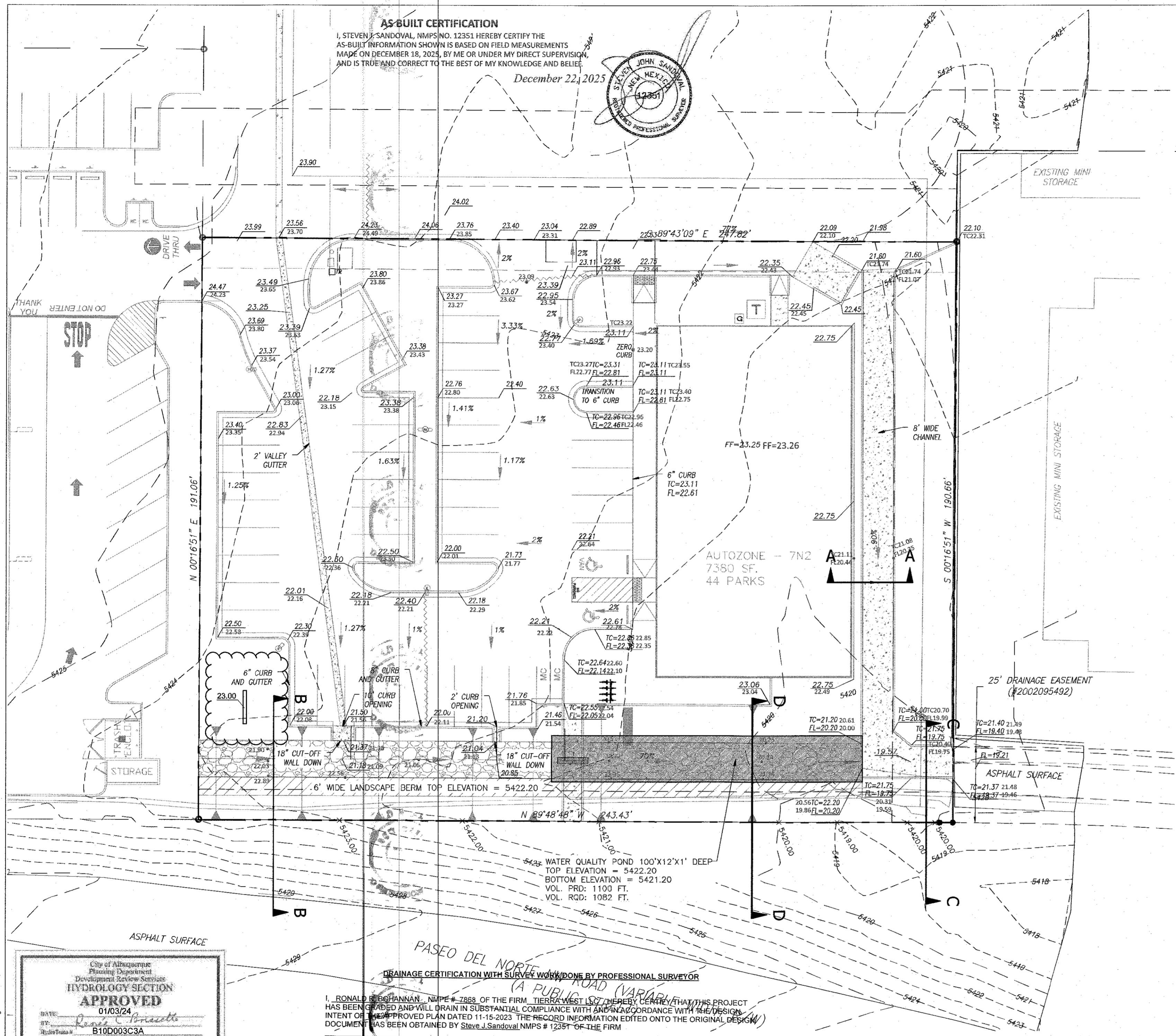
www.cabq.gov

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

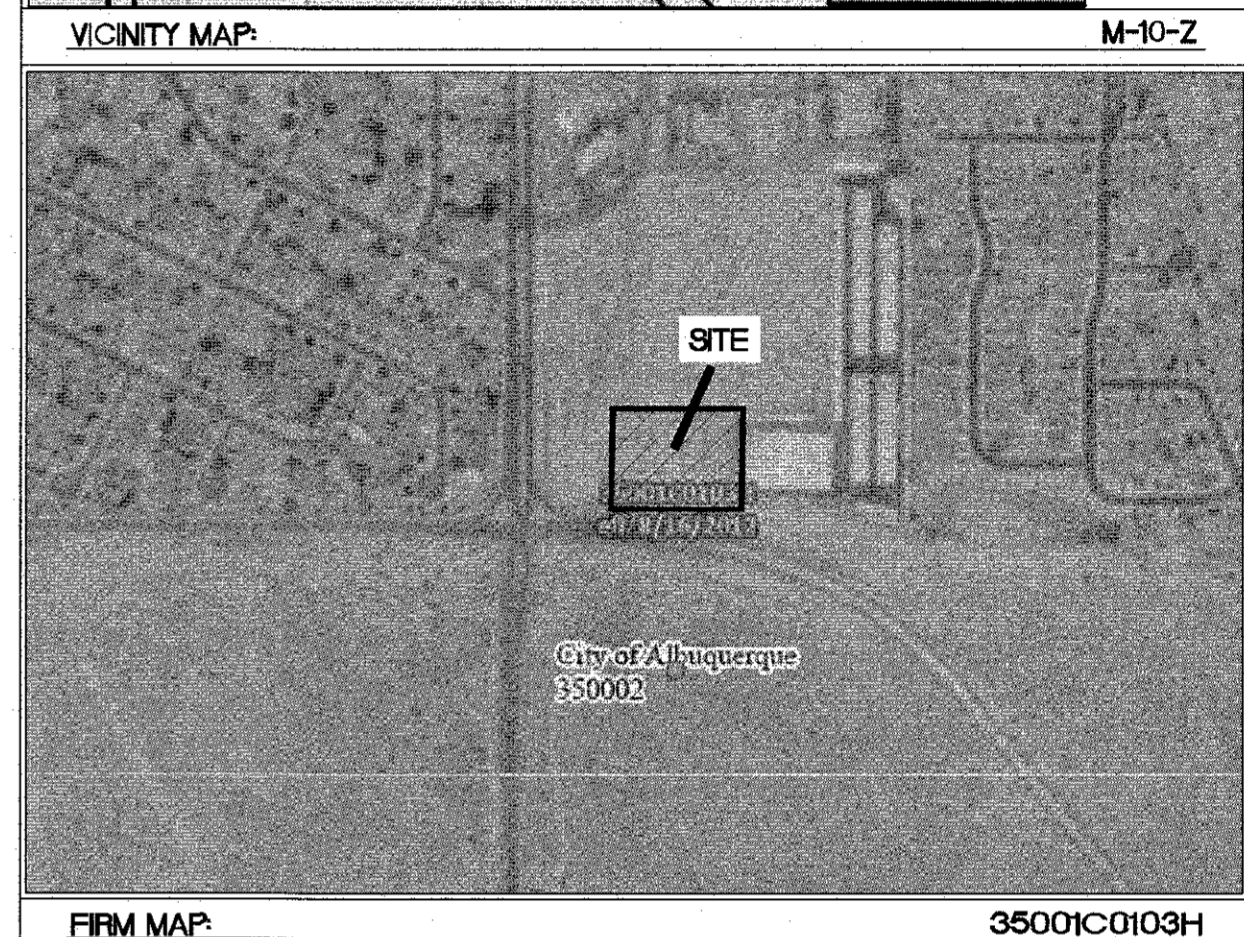
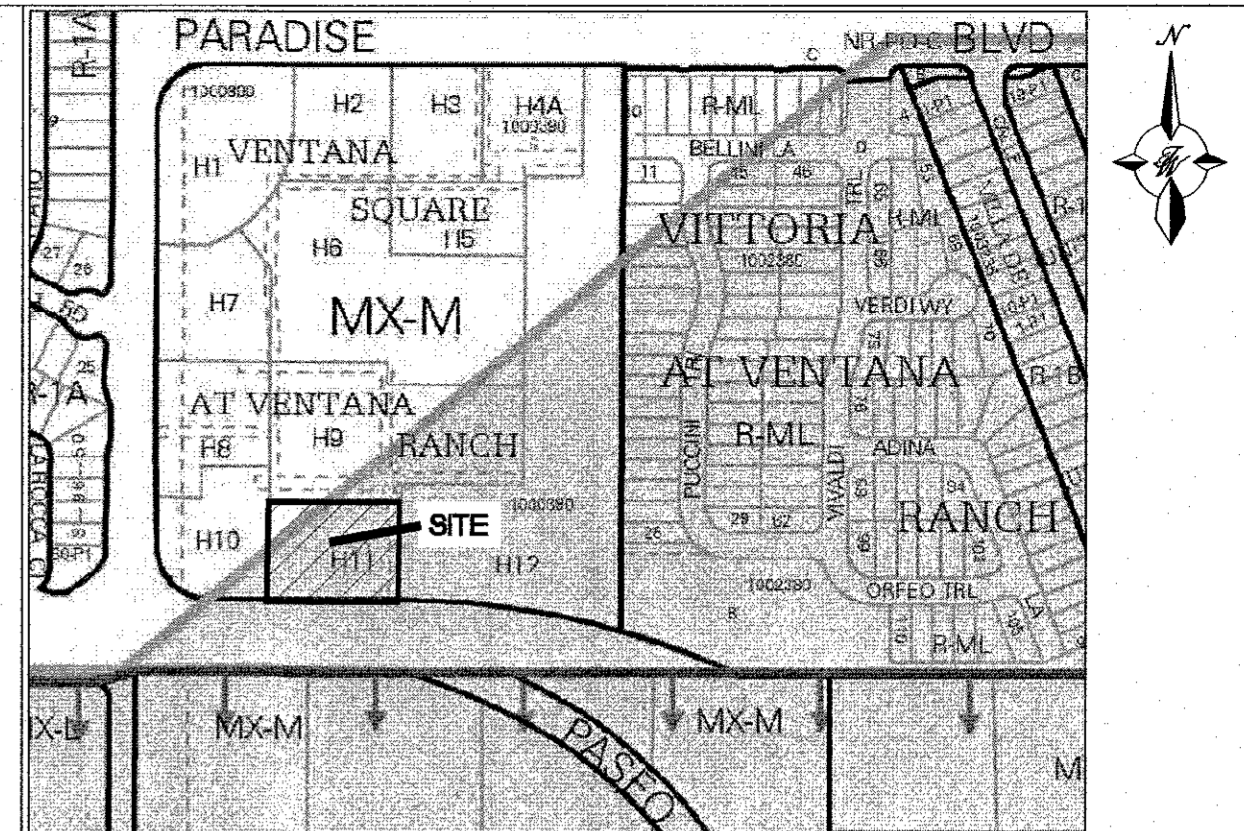
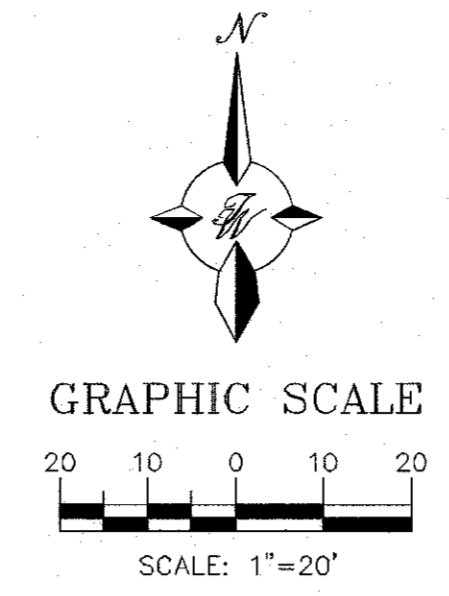
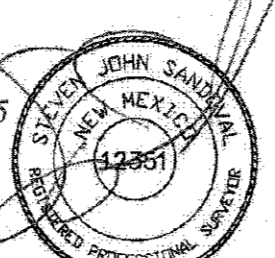
If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services



**AS-BUILT CERTIFICATION**  
 I, STEVEN J. SANDOVAL, NMPS # 12351 HEREBY CERTIFY THE AS-BUILT INFORMATION SHOWN IS BASED ON FIELD MEASUREMENTS MADE ON DECEMBER 19, 2024, BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 December 22, 2025



**KEYED NOTES**

- 1 ACCESSIBLE PARKING PER ADA STANDARDS WITH SIGN (SEE DETAIL SHT. C10)
- 2 6" HEADER CURB (SEE DETAIL SHT. C9)
- 3 8" CURB & GUTTER (SEE DETAIL SHT. C9)
- 4 6" TURNDOWN CURB (SEE DETAIL SHT. C9)
- 5 ZERO CURB (SEE DETAIL SHT. C9)
- 6 CONCRETE SIDEWALK AT BUILDING (SEE DETAIL SHT. C9)
- 7 DUMPSTER (SEE DETAIL SHT. C10)
- 8 BICYCLE RACKS (SEE DETAIL SHT. C10)
- 9 CURB HC RAMP (SEE DETAIL SHT C10)
- 10 UNIDIRECTIONAL HC RAMP (SEE DETAIL SHT C10)
- 11 TRANSFORMER
- 12 CONCRETE RUNDOWN 2' WIDE X 6" DEEP (SEE DETAIL SHT C7)
- 13 CONCRETE RUNDOWN 7' WIDE X 8" DEEP (SEE DETAIL SHT C7)
- 14 CONCRETE CHANNEL 10' WIDE X 6" DEEP (SEE DETAIL SHT C10)
- 15 COBBLE SWALE 12' WIDE X (PER PLAN) DEEP
- 16 WHEEL STOP (SEE DETAIL SHT C10)
- 17 8" HEADER CURB (SEE DETAIL SHT. C9)
- 18 REMOVABLE BOLLARD (SEE DETAIL SHT. C10)
- 19 MOTORCYCLE PARKING WITH SIGN (SEE DETAIL SHT. C10)
- 20 SWALE SIDES TO BE STABILIZED WITH GRASS SEED WITH AGGREGATE MULCH OR EQUAL. (MUST SATISFY THE FINAL STABILIZATION CRITERIA CGP 2.2.14.B)

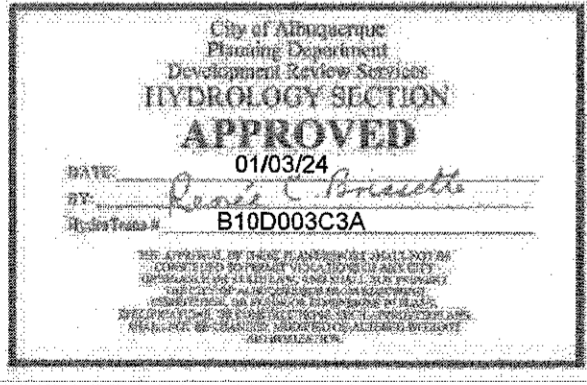
**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
6. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
7. CONTRACTOR MUST CONTACT JASON RODRIGUEZ AT 235-8016 AND CONSTRUCTION COORDINATION AT 924-3416 TO SCHEDULE AN INSPECTION.

**LEGEND**

- CURB & GUTTER
- BOUNDARY LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY
- BUILDING
- SIDEWALK
- SCREEN WALL
- RETAINING WALL
- 5010 — CONTOUR MAJOR
- 5011 — CONTOUR MINOR
- x 5048.25 — SPOT ELEVATION
- FLOW ARROW
- - - - - EXISTING CURB & GUTTER
- - - - - EXISTING BOUNDARY LINE
- - - - - 5010 — EXISTING CONTOUR MAJOR
- - - - - 5011 — EXISTING CONTOUR MINOR
- x 5048.25 — EXISTING SPOT ELEVATION

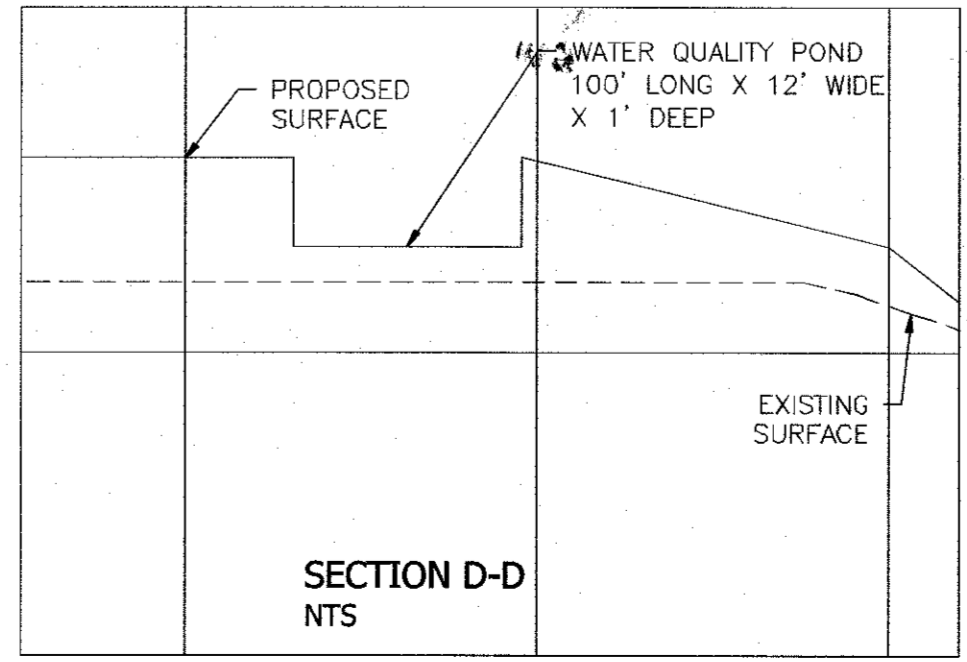
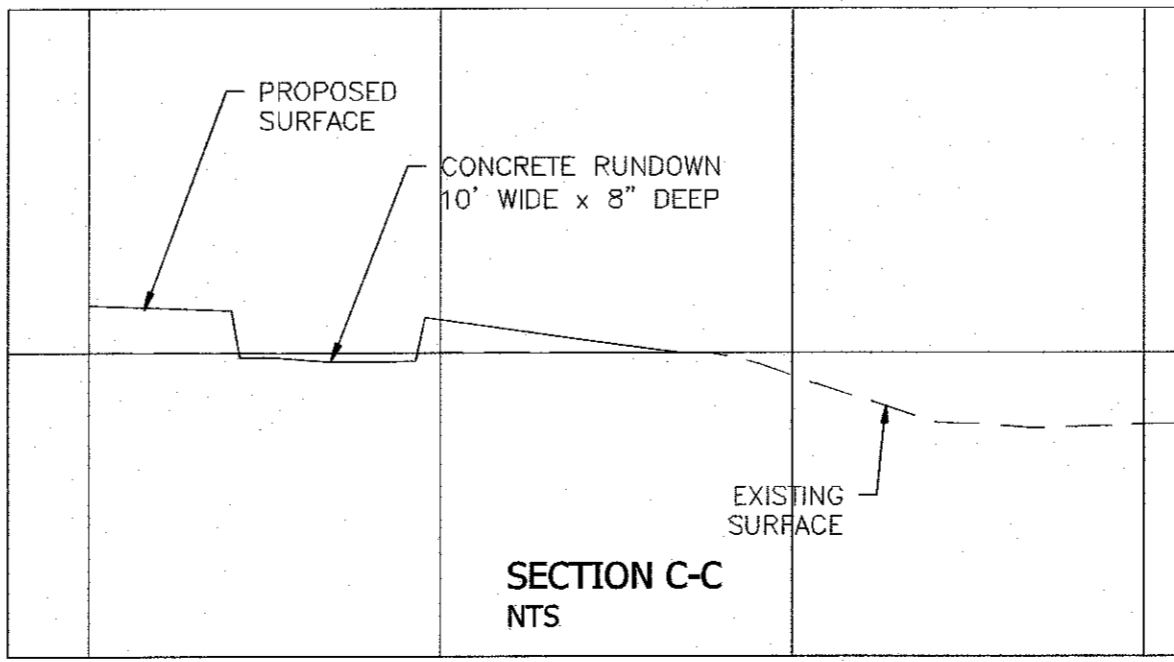
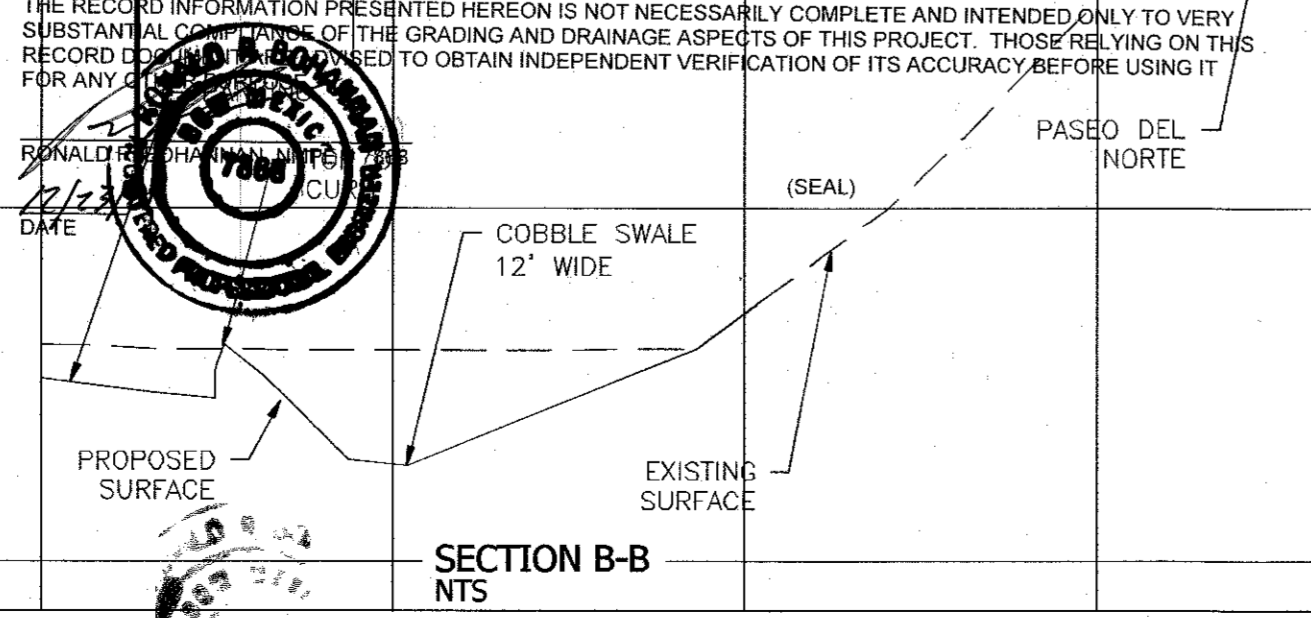
ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS, PRIOR TO STARTING THE WORK. ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



**DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR**  
 (A PUBLIC ROAD VARIATION)  
 I, RONALD R. BOHANNAN, NMPS # 7868 OF THE FIRM, TIERRA WEST, LLC, HEREBY CERTIFY THAT THIS PROJECT HAS BEEN FIELD AND WILL DRAIN IN SUBSTANTIAL COMPLIANCE WITH AND IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED PLAN DATED 11-15-2023. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY Steve J. Sandoval NMPS # 12351 OF THE FIRM.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12-23-2025, AND HAVE DETERMINED BY VISUAL INSPECTION THAT THE SURVEY DATA PROVIDED IS REPRESENTATIVE OF ACTUAL SITE CONDITIONS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR PERMANENT CERTIFICATE OF OCCUPANCY.

EXCEPTIONS: NONE TAKEN



REV. 01/25/25		ENGINEER'S SEAL	AUTOZONE #9260 PASEO DEL NORTE & UNIVERSE BLVD	DRAWN BY RMG
			<b>GRADING PLAN</b>	DATE 04/22/24
				SHEET # <b>C4</b>
		RONALD R. BOHANNAN P.E. #7868		JOB # 2020074