

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

July 16, 2025

David Thompson, PE  
Thompson Engineering Consultants, Inc.  
PO Box 65760  
Albuquerque, NM 87193

**RE: Ventana Square Self-Storage  
9610 Universe Blvd. NW  
Grading and Drainage Plan  
Engineer's Stamp Date: 7/8/25  
Hydrology File: B10D003C3C  
Case # HYDR-2025-00250**

PO Box 1293

Dear Mr. Thompson:

Albuquerque

Based upon the information provided in your submittal received 07/11/2025, the Grading & Drainage Plans **are not** approved for Building Permit Approval. The following comments need to be addressed for approval of the above referenced project:

NM 87103

1. Reference Zone Atlas Page B-10 in the Purpose and Scope section.

www.cabq.gov

## I. PURPOSE AND SCOPE

THE PURPOSE OF THIS DRAINAGE PLAN IS TO PRESENT THE EXISTING AND PROPOSED DRAINAGE CONDITIONS FOR THE PROPOSED VENTANA SQUARE SELF-STORAGE PROJECT. THE NEW BUILDING IS LOCATED AT THE NORTH EAST CORNER OF PASEO DEL NORTE AND UNIVERSE BOULEVARD IN NORTHWEST ALBUQUERQUE. **THE ZONE ATLAS PAGE FOR THE SITE IS Q-16-Z.**

## II. SITE DESCRIPTION AND HISTORY

THE PROJECT SITE IS LOCATED ON THE NORTH EAST CORNER OF PASEO DEL NORTE NW, AND UNIVERSE BOULEVARD NW IN THE VENTANA SQUARE DEVELOPMENT. THE SITE IS CURRENTLY VACANT. PROPERTIES TO THE EAST AND SOUTH HAVE BEEN DEVELOPED AND CONTAIN SELF-STORAGE UNITS. A SHARED STORMWATER POND HAS BEEN CONSTRUCTED TO THE SOUTH EAST OF VENTANA SQUARE ALONG PASEO DEL NORTE. THE POND HAS BEEN SIZED TO ACCEPT RUNOFF FROM THE PROJECT SITE, INCLUDING WATER QUALITY VOLUMES.

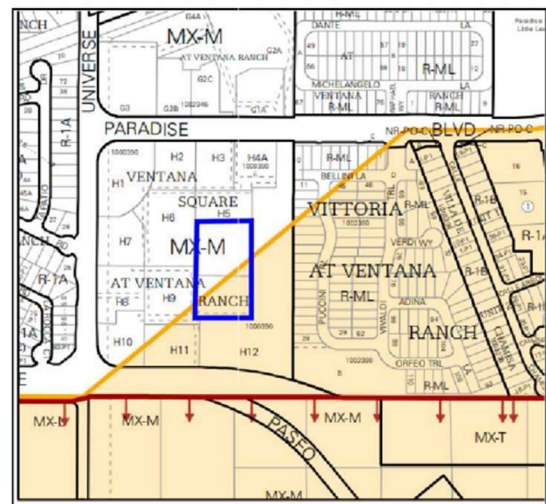
## III. COMPUTATIONAL PROCEDURES

HYDROLOGIC ANALYSIS WAS PERFORMED UTILIZING THE DESIGN CRITERIA BASED ON CHAPTER 6, "HYDROLOGY", OF THE DEVELOPMENT PROCESS MANUAL RELEASED 2020. TABLES WITHIN CHAPTER 6, WERE USED TO AID IN THE STUDY OF THE SITE HYDROLOGY.

## IV. PRECIPITATION

THE STORM EVENT USED FOR THE FOLLOWING CALCULATIONS IS THE 100YR-24HR STORM. THE PROJECT SITE IS LOCATED IN ZONE 1 (WEST OF RIO GRANDE).

## V. EXISTING DRAINAGE CONDITIONS



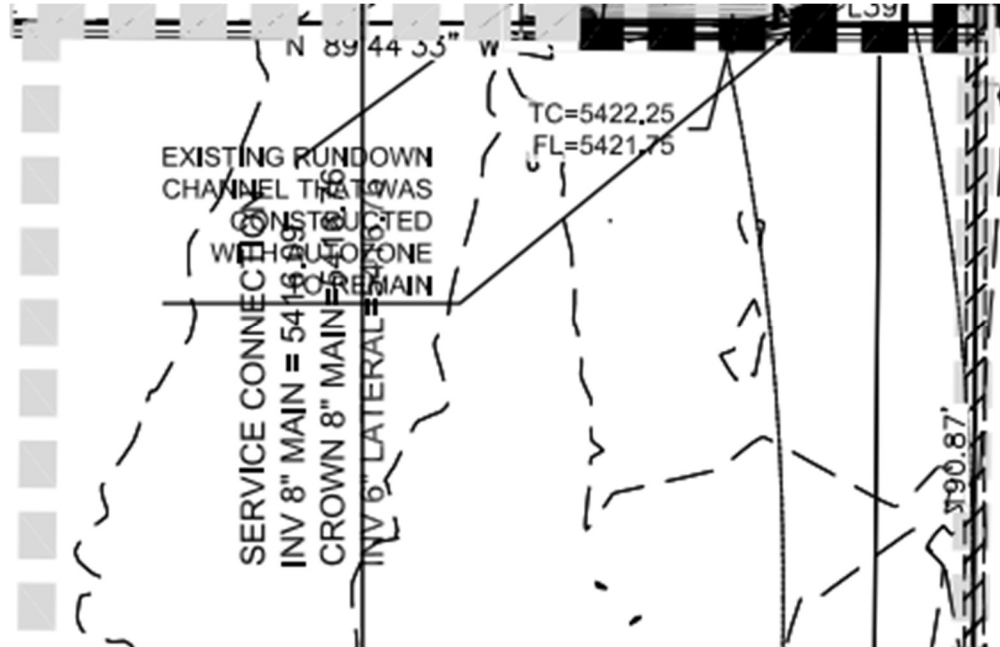
# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

2. Fix the text overlap so that the information is readable.



PO Box 1293

Albuquerque

NM 87103

[www.cabq.gov](http://www.cabq.gov)

As a reminder, if the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

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