



Alan Varela, Director

August 22, 2025



Mayor Timothy M. Keller

Pierre J Amestoy  
A Management Corp.  
4461 Irving Blvd. NW  
Albuquerque, NM 87114

Ron Bohannon  
Tierra West, LLC  
5571 Midway Park Place, NE  
Albuquerque, NM 87109

**Re: Cottonwood Crossing II Lots 2A & 2B at 10088 and 10080 Coors Blvd NE  
Erosion and Sediment Control Plan  
Engineer's Stamp Date 8/8/25 - B14E010D (SWQ-2025-00022)**

Mr. Amestoy & Mr. Bohannon.

Based on the information in your submission received on 8/18/25, the ESC Plan is acceptable for inclusion in the SWPPP. Additionally, the EPA Notice of Intent (NOI) has been reviewed and signed by the city, and it is attached. Therefore, this project is approved for Building Permit and Work Order.

**Please include a copy of this letter and a signed copy of the NOI in all Building Permit applications.**

The operator must ensure that the following personnel on the stormwater team understand the requirements of this permit and their specific responsibilities with respect to those requirements:

- a. Personnel responsible for the design, installation, maintenance, and/or repair of stormwater controls (including pollution prevention controls);
- b. Personnel responsible for the application and storage of treatment chemicals (if applicable);
- c. Personnel responsible for conducting inspections as required in Part 4.1; and
- d. Personnel responsible for taking corrective actions as required in Part 5.

You must also post your notice of CGP coverage per Part 1.5 and install the BMP controls.

In accordance with City Ordinance 14-5-2-11 (C)(1), self-inspections must continue until the site is "determined as stabilized by the city." The property owner/operator is responsible for determining when the "Conditions for Terminating Coverage" per CGP Part 8.2 are satisfied and then for filing their Notice of Termination (NOT) with the EPA. Each operator may terminate CGP coverage only if one or more of the conditions in Part 8.2.1, 8.2.2, or 8.2.3 has occurred. After filing the NOT with the EPA, the property owner is responsible for requesting a Determination of Stabilization with the City.

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

Sincerely,

A handwritten signature in black ink that reads "James D. Hughes".

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