

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

December 20, 2024

Ronald Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: Retail at Bar 7  
Conceptual Grading Plan and Conceptual Drainage Report  
Engineer's Stamp Date: 09/25/2024  
Hydrology File: B14D010D**

Dear Mr. Bohannon,

Based upon the information provided in your submittal received 09/27/2024, the Conceptual Grading Plan and Drainage Report are approved for Development Facilitation Team (DFT) Site Plan, Preliminary Plat, and Rough Grading.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Prior to Building Permit and Work Order approval the following items must be addressed:

1. A recorded plat based on the proposed boundaries
2. An approved Infrastructure List and recorded IIA:
  - a. Please include the following items:
    - i. Pipe extension into the AMAFCA pond bottom
    - ii. Access easement to the townhome lots as well as the commercial pads
    - iii. Any required sidewalk
    - iv. Other required items by the DFT staff
3. Pad Certification for all the townhome lots
4. Please ensure AMAFCA's approval is based on the latest grading plan

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 505-924-3362 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,

Richard Martinez, P.E.  
Senior Engineer, Hydrology  
Planning Department