

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

January 9, 2025

Tinmill LLC (Owner of Part of Lot 21 & all of Lots 22 & 23 Block 3 Tract A unit B North Albuquerque Acres)  
C/O Robert Tinnin Esq.  
4333 Pan American Fwy NE  
Suite A  
Albuquerque, NM 87107-6833

**Sites: Lot 24-A Blk 3 Plan for Lots 24-A and 24-B Block 3 Tract A Unit B North Albuquerque Acres – Rocky Ledge Properties LLC - B18E026**

**Tr A-1 Blk 3 Tr A Unit B North Albuq Acres – Verde Management LLC - B18E022**

**Part of Lot 21 & all of Lots 22 & 23 Block 3 Tract A Unit B North Albuquerque Acres – Tinmill LLC**

**Re: Drainage Ordinance (14-5-2-11) Violations for Erosion and Sediment Control**

Mr. Tinnin;

The City of Albuquerque Stormwater Quality Section (SWQ) performs Erosion and Sediment Control (ESC) Inspections for active construction sites. The City recently performed an inspection based on a complaint regarding your property for the construction activities occurring on the neighboring properties along Venice Ave NE, adjacent to your property on both the west and east.

During the inspection, it was observed that contractors have been using your property for construction support activities, which include equipment staging, concrete washout, and vehicle parking that have contributed to earth-disturbing activities throughout your property. The area of the disturbed soil on your property exceeds 1 acre and requires permit coverage under the EPA's Construction General Permit (CGP).

City Ordinance §14-5-2-11 states that, for projects that disturb one acre or more, the property owner is to provide the CGP Electronic Notice of Intent (eNOI) documentation and perform regular self-inspections once every 14 days and after any precipitation event of ¼ inch or greater until the disturbances have been determined as stabilized by the City. The other property owners have submitted an eNOI and ESC Plan to the City SWQ, but did not include any construction support activity on your property.

Since the City holds property owners responsible for any violations of the CGP and City Ordinance §14-5-2-11 (included), you are being notified of unapproved construction activity on your property. A Notice of Violation (NOV) is being issued for all three property owners and is included in this package. The intent is to ensure that stormwater controls are implemented for active land disturbing activities and that the criteria for Final Stabilization listed in CGP Part 2.2.14 will be met at the construction's end. This is the second NOV issued for

your property. Failure to mitigate the violations detailed in the NOV before a follow-up inspection may result in financial penalties of \$500 per day.

The NOV has details and options for mitigation of these violations. If these violations are not mitigated by the next City stormwater inspection in seven days, financial penalties may occur as detailed in the Escalation Policy (included).

If you have any questions, please contact me at 924-3325 or [cenglish@cabq.gov](mailto:cenglish@cabq.gov).

Sincerely,

*Chancellor English*

Chancellor English, CPESC

Erosion and Sediment Control Specialist, Stormwater Quality - Planning Dept.