

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 23, 2026

Ron Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Pl NE  
Albuquerque, NM 87109

**RE: SAFStor Self Storage  
7520 Rainbow Blvd NW  
Off-Site Grading and Drainage Plan  
Engineer's Stamp Date: 03/09/2026  
Hydrology File: C09D021  
Case # HYDR-2026-00104**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 03/17/2026, the Grading and Drainage Plan **is not approved** for Grading Permit and Building Permit. The following comments need to be addressed for approval of the above referenced project.

PO Box 1293

Albuquerque

NM 87103

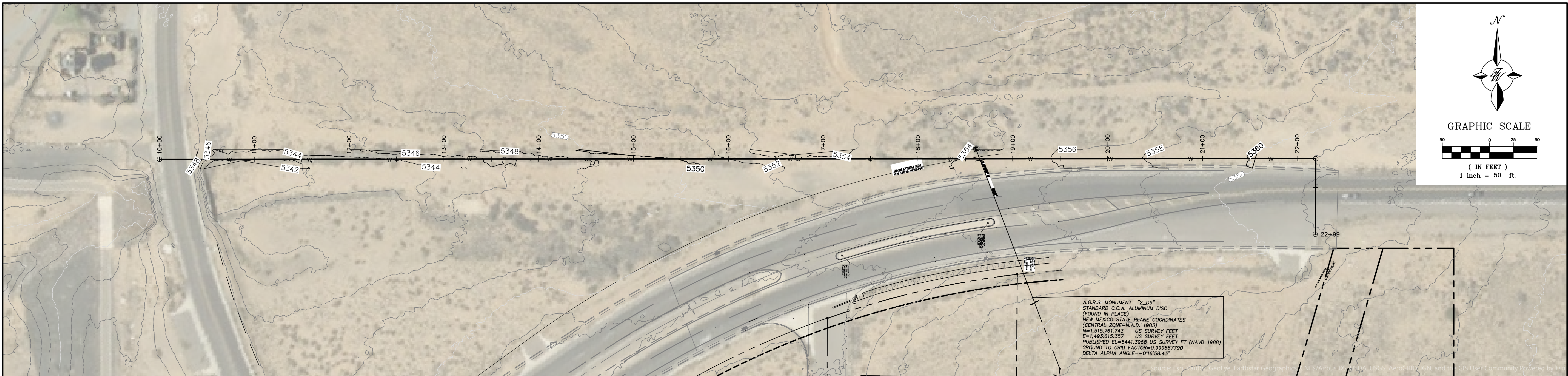
www.cabq.gov

1. Please show the limits of the SFHA on the plans.
2. Construction activities within major facilities shall provide for the safe passage of the 10-year design flow during the months of July, August, and September. Please show this on the plan.
3. Applicant must provide the Base Flood Elevation (BFE) and must provide engineering calculations demonstrating that the development will not increase the BFE or result in increased flood risk on any neighboring property.
4. Applicant must provide a Critical Habitat for Threatened and Endangered Species report prior to all work in a SFHA.

If you have any questions, please contact me at 505-924-3995 or [baileythompson@cabq.gov](mailto:baileythompson@cabq.gov).

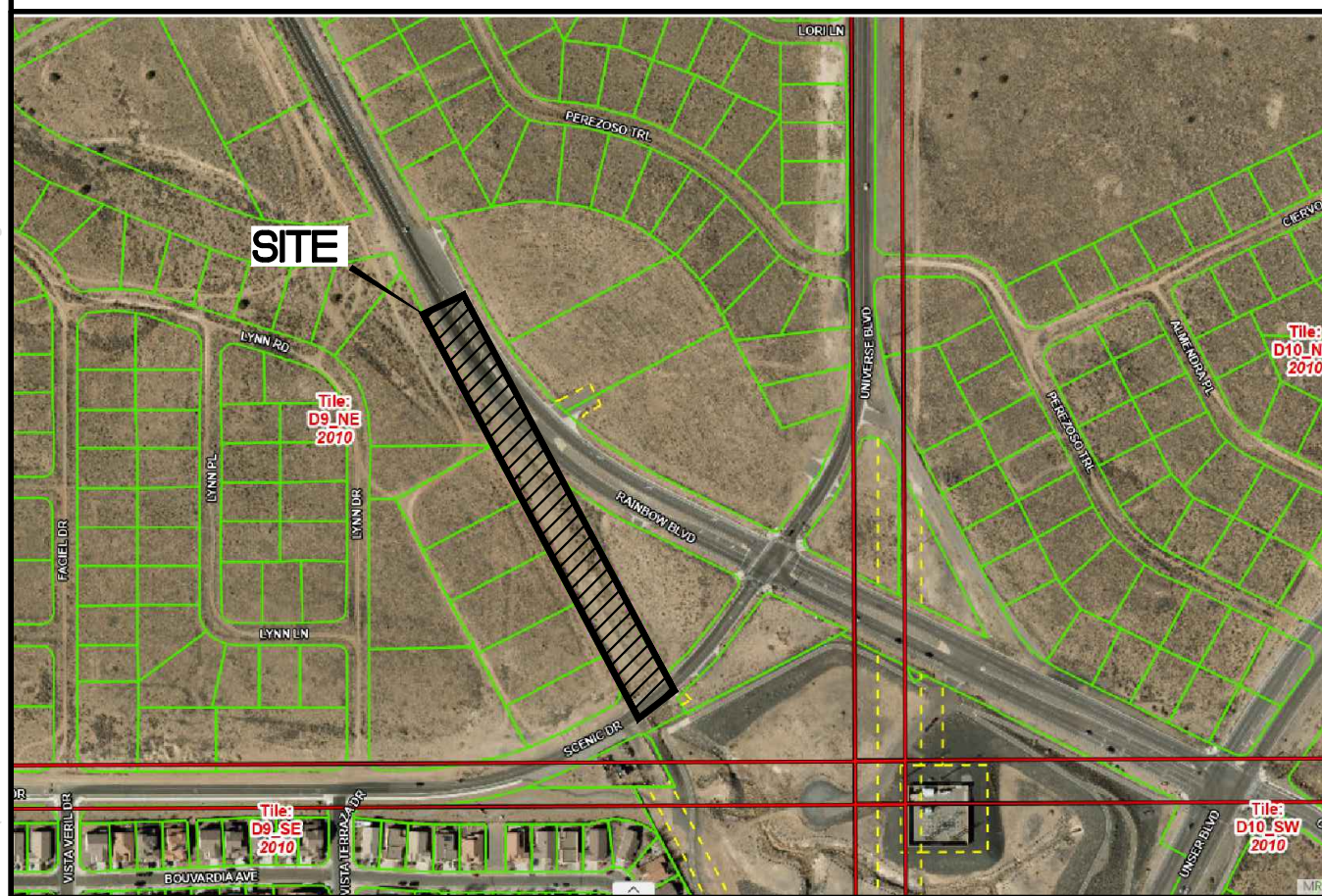
Sincerely,

Bailey Thompson, E.I.T.  
Engineer Associate, Hydrology  
Planning Department, Development Review Services

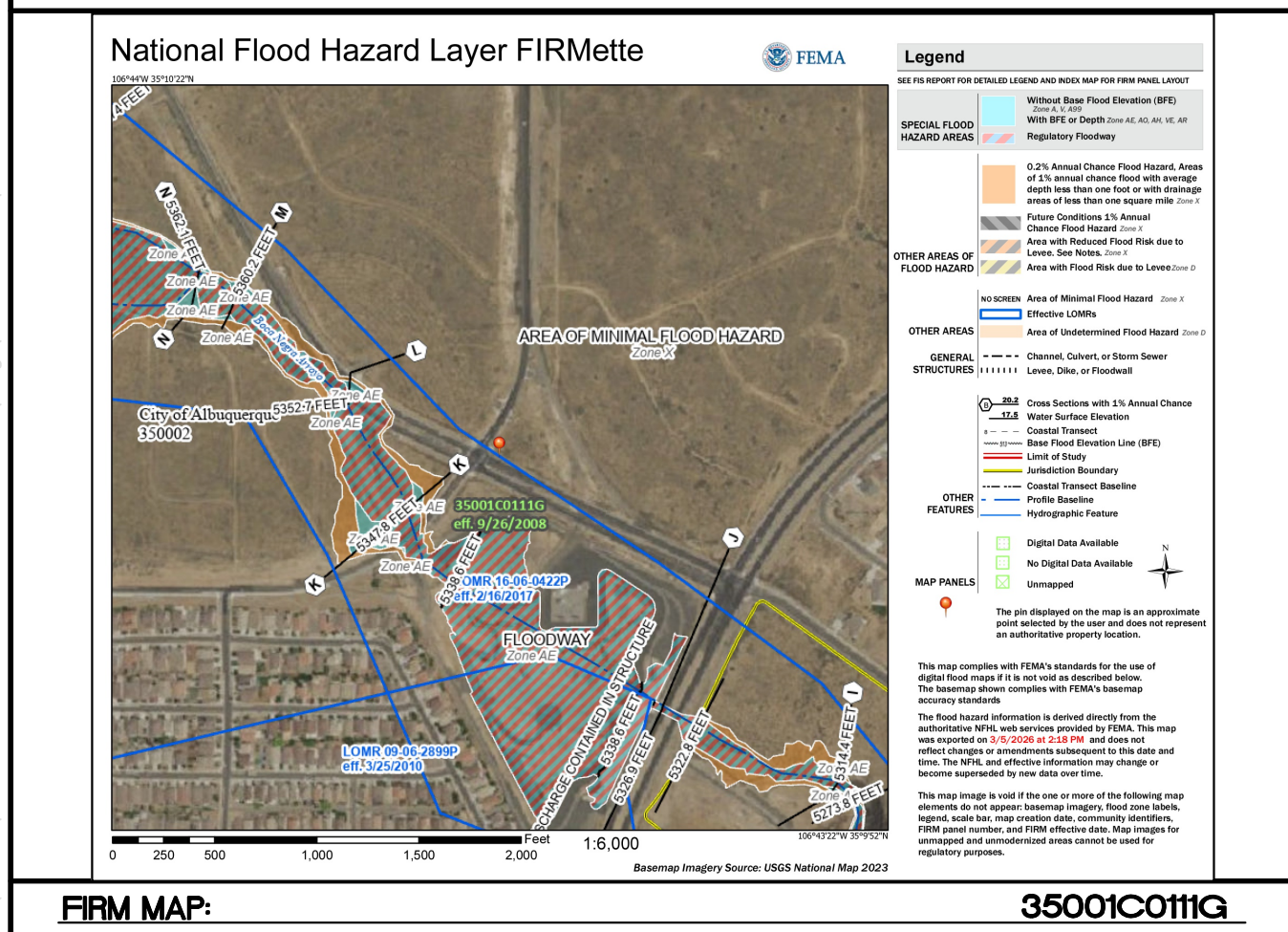


**LEGAL DESCRIPTION:**

LOT 11-A BLOCK 2 UNIT 14 VOLCANO CLIFFS SUBDIVISION  
 UPC: 100906347136710711  
 ADDRESS: 7520 RAINBOW BLVD. N.W. ALBUQUERQUE, NM  
 87120



VICINITY MAP: D-9-Z



FIRM MAP: 35001C011G

**EXISTING DRAINAGE CONDITIONS:**

THE SITE LIES WITHIN THE "BOCA NEGRA ARROYO DRAINAGE MANAGEMENT PLAN (DMP) ABOVE UNSER BOULEVARD" COMPLETED IN MAY OF 2024. THIS DMP IDENTIFIES THAT THE BOCA NEGRA IS CURRENTLY NECRA IS CURRENTLY UNDERSIZED AND ALL DRAINAGE FROM ANY PROPOSED DEVELOPMENT SHALL BE RESTRICTED TO 30% OF EXISTING FLOW PER DEVELOPED CONDITION MODEL #2. THE PROJECT LIES WITHIN BASIN 62 OF THE DMP WHICH ENCOMPASSES A TOTAL AREA OF 57.44 ACRES AND CONTRIBUTES A TOTAL FLOW OF 113.2 CFS TO THE ARROYO. SCOUR DEPTH ALONG THE BOCA NEGRA ARROYO IN THIS AREA IS ESTIMATED AT 3.23' BASED ON THE "BOCA NEGRA ARROYO HYDRAULIC AND SEDIMENT TRANSPORT ANALYSES SUMMARY" DATED 10/24/23.

**PROPOSED DRAINAGE CONDITIONS:**

THE WATERLINE EXTENSION WILL BE INSTALLED BELOW THE ANTICIPATED SCOUR DEPTH OF 3.23' FROM THE CENTERLINE OF THE ARROYO TO PREVENT ANY EROSION OF THE WATERLINE. FOLLOWING INSTALLATION, THE GROUND SURFACE ABOVE THE WATERLINE WILL BE REPLACED TO EXISTING CONDITIONS AND WILL MATCH HISTORIC FLOW PATTERNS. ANY PRECIPITATION WILL BE CHANNIELED ALONG THE CENTERLINE OF THE ARROYO AND WILL CONTINUE DOWN TO THE BOCA NEGRA DAM AS IT HAS HISTORICALLY.

**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 HEREON, 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, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR 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.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**EROSION CONTROL NOTES:**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.

ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>SAFstor SELF STORAGE</b> RAINBOW BLVD, ALB, NM	DRAWN BY MR
	<b>OFF-SITE GRADING          + DRAINAGE PLAN</b>	DATE 03/09/2026
 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrowestllc.com	SHEET # <b>1</b>	JOB # 2024032