



**City of Albuquerque Stormwater Construction Site Inspection Report**

**General Information**

ESC File No.	D09E006	Project Name:	Twilight at Quivera Estates		
NPDES Id. No.	NMIR1004BU	Location:	6700 Quivera Dr. NW		
9/10/2025	Owner	Contractor			
Operator	Quivera Land, LLC	Twilight Homes			
Contact name & title	Tim McNaney	Tim McNaney			
e-mail	<a href="mailto:tmcnaney@twilighthomes.com">tmcnaney@twilighthomes.com</a>	<a href="mailto:tmcnaney@twilighthomes.com">tmcnaney@twilighthomes.com</a>			
Contact Phone #	322-6027	322-6027			
<b>COA Inspector</b>	<b>Chancellor English</b>		9am		
Construction Phase:	verticals, several houses complete				
Type of Inspection:	<input checked="" type="checkbox"/> Regular	<input checked="" type="checkbox"/> Storm Event	<input type="checkbox"/> Post Storm Event >0.25"	<input type="checkbox"/> 311/Complaint	<input type="checkbox"/> Follow Up
Weather at time of inspection?	clear		Temperature: ~	80	
9/10/2025					

Item Number	Deficiency/ Corrective Action				
1	The SWPPP Map needs to be brought up-to-date to reflect the transfer of properties to Abrazo Homes and Twilight Homes per CGP Part 7.4.1. The 2017 CGP needs to be replaced by the 2022 CGP in the SWPPP in violation of CGP Part 7.2.11. The most current inspection report was dated over a month ago in violation of CGP Part 4.7.3. Required mitigation: You must modify your SWPPP, including the site map(s) to reflect areas on your site map where operational control has been transferred (and the date of transfer) since initiating permit coverage per CGP Part 7.4.1.b. You must include a copy of the 2022 Construction General Permit in the SWPPP per CGP Part 7.2.11. You must keep a copy of all inspection reports at the site or at an easily accessible location so that they can be made immediately available at the time of an on-site inspection per CGP Part 4.7.3.				
2.1	Discharge off site? (Y/N)	no			
4	Self Inspection Reports	Yes	Latest report Date:	7/21/2025	

**Notes:**  
 The SWPPP and inspection reports are in a doc-box mounted on the back of the positing. The pond needs to be stabilized.

City of Albuquerque Stormwater Inspector Signature and date: 9/11/2025  
 Contact information: Chancellor English 505-924-3325  
[cenglish@cabq.gov](mailto:cenglish@cabq.gov)

*Chancellor English*