

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

November 14, 2025

Verlyn Miller, P.E.
Miller Engineering Consultants, Inc
3500 Comanche NE Bldg. F
Albuquerque, NM 87107

**RE: Cuesta Arriba Warehouse
1320 Cuesta Arriba Ct NE
Permanent Certificate of Occupancy - ACCEPTED
Engineer's Certification Date: 9/30/2025
Engineer's Stamp Date: 07/21/23
Hydrology File: D16D104
Case # HYDR-2025-00350**

Dear Mr. Miller:

PO Box 1293

Based on the Engineer's Grading and Drainage Certification received 9/30/2025 and site visit on 10/06/2025, this letter serves as an approval from the Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division.

Albuquerque

If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

NM 87103

Sincerely,

www.cabq.gov

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: Cuesta Arriba Warehouse Hydrology File # D16D104

Legal Description: Tract 17, Las Lomitas Business Park

City Address, UPC, OR Parcel: 1320 Cuesta Arriba Ct. NE, Albuquerque, NM 87113

Applicant/Agent: Miller Engineering Consultants, Inc. Contact: Verlyn A. Miller

Address: 3500 Comanche NE, Bldg. F, Albuquerque, NM 87107 Phone: 505-888-7500

Email: vmiller@mecnm.com

Applicant/Owner: Groff Limited Partnership Contact: Laura Groff

Address: 8100 Wyoming Blvd. NE M-4, #187, Albuquerque, NM 87113 Phone: 505-379-0236

Email: grofflp@gmail.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT: ☐ PLAT (#of lots) _____ ☐ RESIDENCE
☒ DFT SITE ☐ ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT: ☐ TRANSPORTATION ☒ HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

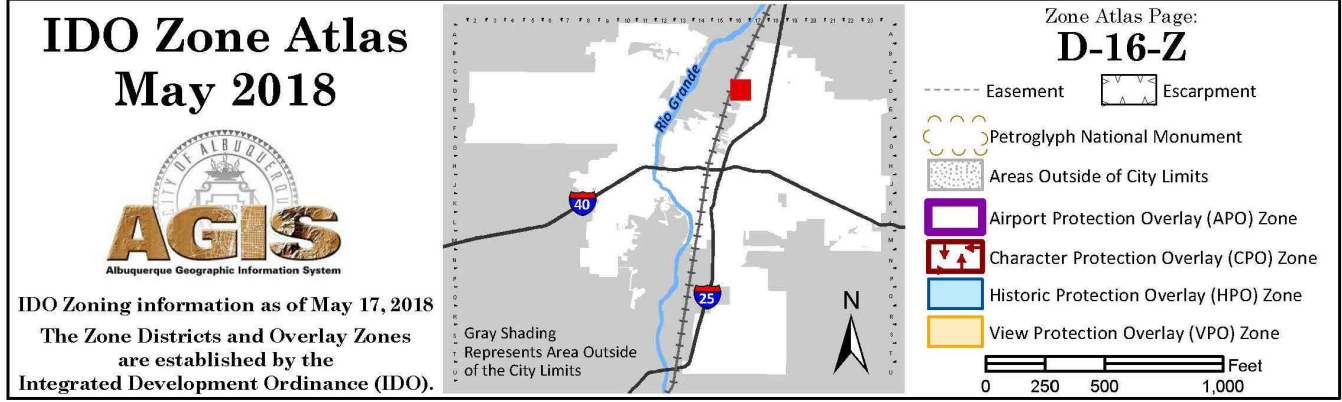
TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) _____

TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☐ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) _____

DATE SUBMITTED: 9-30-25



D1 VICINITY MAP
SCALE: NOT TO SCALE

DRAINAGE REPORT

SITE LOCATION

The existing site is an approximate 1.29-acre parcel located 1320 Cuesta Arriba Court in Albuquerque, New Mexico. The site is located on the southeast corner of the cul-de-sac of Cuesta Arriba Court (see vicinity map this sheet).

EXISTING CONDITIONS

The existing site is a parcel that is estimated at 1.2-acres and is currently undeveloped. The site has been mass graded with perimeter walls on the west, south and east property lines. There is a large slope located along the east side of the site that slopes to an existing retaining wall. The parcel to the east also has a perimeter wall that would not allow any offsite flows. However there appears to be a small pipe at the southern portion of the property that is discharging runoff onto this site. We have been notified that this pipe will be removed to eliminate the discharge of offsite runoff to the site. The site currently slopes from east to west at a moderate slope. The site does not lie within a 100-year FEMA floodplain (see FEMA panel on this sheet).

PROPOSED CONDITIONS

The proposed project will consist of two new commercial buildings with associated parking areas and landscape areas. The total impervious area for this site is estimated at 1.0 acres. The storm water quality volume for this disturbance area is estimated at 1649 cubic feet. Storm water quality ponds will be added to the west and north sides of the site. Both ponds have a cumulative volume of 2330 cubic feet. Overflow from these ponding areas will overflow into Cuesta Arriba Court. The drainage calculations and payment in lieu of calculations are indicated on this sheet.

CONCLUSIONS

When fully developed as indicated on the grading and drainage plan, the runoff from the site will increase by an estimated at 1.68 cfs and 0.126 acre-feet during the 100-year, 24-hour event. Storm water runoff from the site will discharge to the two storm water quality ponds then west into Cuesta Arriba. The water harvest areas provided have adequate capacity to retain the storm water quality volume for this site.

GENERAL NOTES:

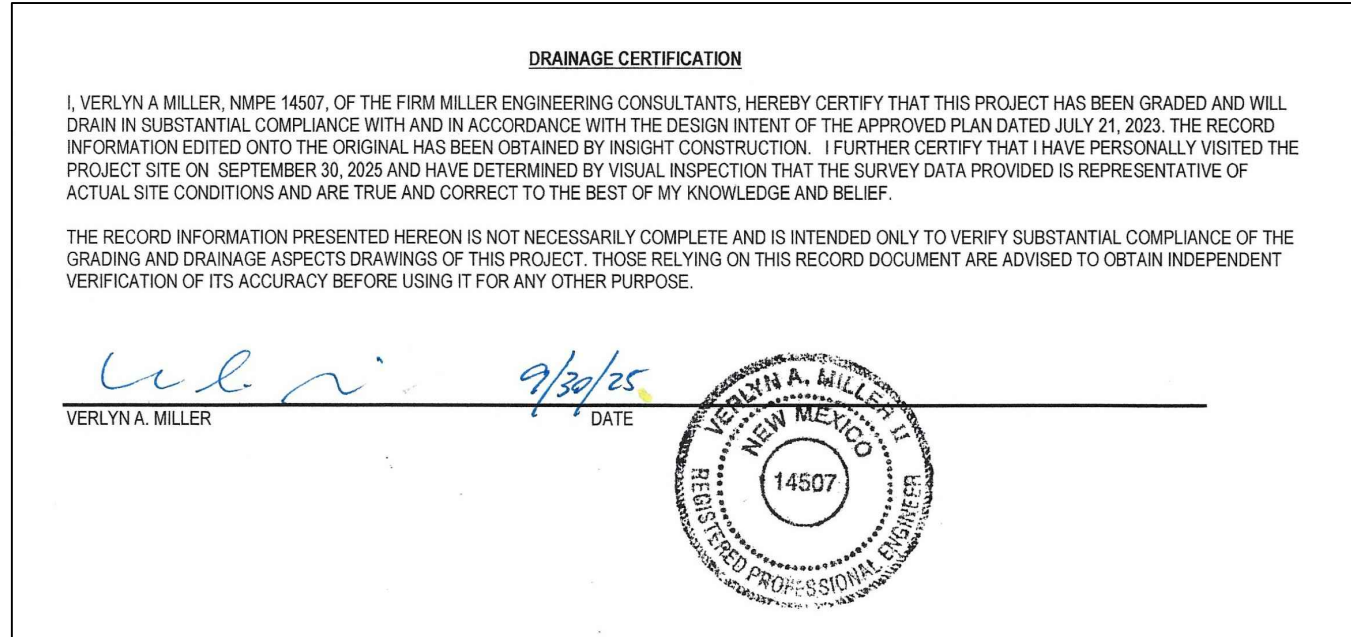
- EXISTING TOPOGRAPHIC SURVEY PERFORMED AND COMPILED BY PRECISION SURVEYS, INC., ALBUQUERQUE, NEW MEXICO NOVEMBER, 2019. MILLER ENGINEERING CONSULTANTS HAS UNDERTAKEN NO FIELD VERIFICATION OF THIS INFORMATION.
 - PROJECT BENCHMARK IS A CITY OF ALBUQUERQUE SURVEY BRASS DISC STAMPED "13-016", HAVING AN ELEVATION OF 5073.471. NAVD 88.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES DURING THE CONSTRUCTION PHASE.
 - CONTRACTOR SHALL OBTAIN A GRADING PERMIT FROM THE CITY OF ALBUQUERQUE, PRIOR TO ANY GRADING OR CONSTRUCTION.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION CONTRACTOR MUST CONTACT LINE LOCATING SERVICE 260-1990 FOR LOCATION OF EXISTING UTILITIES.
 - ALL EMBANKMENTS SHALL BE PLACED AND COMPACTED IN LIFTS OF MAXIMUM OF 8". THE EMBANKMENTS SHALL BE WETTED AND COMPACTED TO 95% OPTIMUM DENSITY PER ASTM D1557 AND 95% UNDER ALL STRUCTURES INCLUDING DRIVEWAYS AND PARKING LOTS.
 - THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND SIZE OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE STORM DRAINAGE REGULATIONS. ALL WORK PERFORMED SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ALBUQUERQUE "GRADING AND DRAINAGE DESIGN REQUIREMENTS AND POLICIES FOR LAND DEVELOPMENT."
 - THE OWNER, CONTRACTOR AND/OR BUILDER SHALL COMPLY WITH ALL APPROPRIATE LOCAL, STATE AND FEDERAL REGULATIONS AND REQUIREMENTS.
 - THE CONTRACTOR SHALL TAKE ALL APPROPRIATE AND REASONABLE MEASURES TO PREVENT SEDIMENT OR POLLUTANT LADEN STORM WATER FROM EXITING THE SITE DURING CONSTRUCTION. STORMWATER MAY BE DISCHARGED IN A MANNER, WHICH COMPLIES WITH THE APPROVED GRADING AND DRAINAGE PLAN.
 - THE CONTRACTOR SHALL TAKE ALL APPROPRIATE MEASURES TO PREVENT THE MOVEMENT OF CONSTRUCTION RELATED SEDIMENT, DUST, MUD, POLLUTANTS, DEBRIS, WASTE, ETC FROM THE SITE BY WIND, STORM FLOW OR ANY OTHER METHOD EXCLUDING THE INTENTIONAL, LEGAL TRANSPORTATION OF SAME IN A MANNER ACCEPTABLE BY THE CITY.
 - THE CONTRACTOR SHALL NOT DISTURB AREAS OUTSIDE THE AREAS SHOWN AS "SLOPE LIMITS" ON THE GRADING AND DRAINAGE PLAN.
 - SEE ARCHITECTURAL DRAWINGS FOR SIDEWALK AND HANDICAPPED RAMPS, DETAILS AROUND THE BUILDING.
 - THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE ANY SPOT ELEVATIONS ON THE GRADING AND DRAINAGE PLAN WHICH APPEAR TO BE AMBIGUOUS OR DO NOT MEET THE INTENT OF THE GRADING AND DRAINAGE PLAN.
 - THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER FOR CLARIFICATION IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DOES NOT MEET ADA ACCESSIBILITY REQUIREMENTS. ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0%, ALL SIDEWALKS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 5.0%, AND ALL RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 15:1.
 - ALL SIDEWALKS AND CONCRETE FLATWORK SHALL HAVE A MINIMUM OF 0.5% SLOPE. CONTRACTOR SHALL CONTACT PROJECT ENGINEER IF THERE ARE SIDEWALKS OR CONCRETE FLATWORK WHICH DO NOT MEET THIS REQUIREMENT.
 - THE CONTRACTOR SHALL SUBMIT MATERIAL SUBMITTALS, CUT SHEETS AND SHOP DRAWINGS FOR ALL CIVIL RELATED ITEMS FOR REVIEW PRIOR TO CONSTRUCTION.
 - THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2019 EDITION OF THE NEW MEXICO STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION (GRAY BOOK). ALL UTILITY WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN PUBLIC WORKS ASSOCIATION, NEW MEXICO CHAPTER, STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 - ALL EXISTING MANHOLES, VALVES AND METERS SHALL BE ADJUSTED TO NEW FINISH GRADE.
 - THE CONTRACTOR SHALL SUBMIT A SEED MIX DESIGN TO THE OWNER FOR REVIEW AND APPROVAL PRIOR TO STARTING THE SEEDING ON THE PROJECT. THE SEED MIX DESIGN SHALL BE A SEED MIX RECOMMENDED BY NRCS FIELD OFFICE REPRESENTATIVE APPROPRIATE FOR PROJECT LOCATION.
- ALL DISTURBED AREAS, NOT ADDRESSED BY ARCHITECTURAL LANDSCAPE PLAN WITH SLOPES OF LESS THAN 3:1 SHALL RECEIVE CLASS "A" SEEDING. ANY SLOPES THAT ARE 3:1 OR STEEPER SLOPES SHALL RECEIVE STEEP SLOPE SEEDING. THE STEEP SLOPE SEEDING SHALL CONSIST OF SEEDING IN CONJUNCTION WITH A 100% COCONUT FIBER BLEND EROSION BLANKET (NORTH AMERICAN GREEN C125) OR APPROVED EQUAL.

HYDROLOGY CALCULATIONS

Precipitation Zone 2 - 100-year Storm			P(360) = 2.35 in		P(1440) = 2.75 in				
Basin	Basin Area (Ac)	Land Treatment Factors				Ew (in)	V(100-6) (af)	V(100-24) (af)	Q(100) (cfs)
		A	B	C	D				
Existing Conditions									
Site	1.290	0.000	0.000	1.290	0.000	1.130	0.121	0.121	4.051
Total	1.290							0.121	4.051
Proposed Conditions									
Site	1.290	0.000	0.000	0.210	1.080	1.96	0.211	0.247	5.735
Total	1.290							0.247	5.735

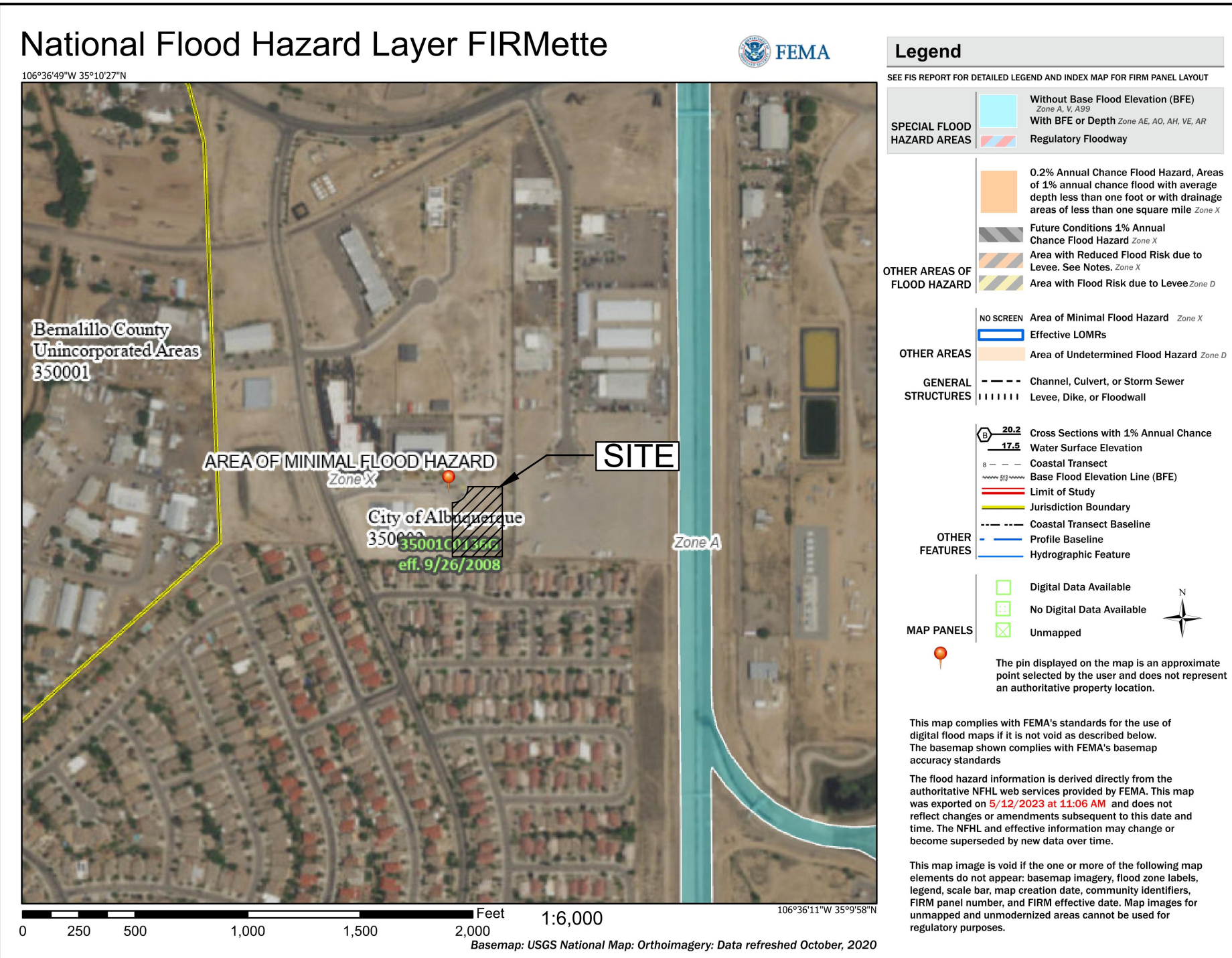
WATER HARVEST AREA

WHA #1			
Pond Rating Table			
Side Slope			
Elev. (ft)	Area (sq ft)	Volume (cf)	Cum Volume (cf)
38.5	1087	0	0
40	2739	1013.000	1013.000
		2869.5	2869.5
WHA #2			
Pond Rating Table			
Side Slope			
Elev. (ft)	Area (sq ft)	Volume (cf)	Cum Volume (cf)
40.25	46500	0	0
41.25	707500	474.250	474.250
		500.0	500.0



STORM WATER QUALITY CALCULATIONS

$$SWQV = (0.42''/12 * 47,125 \text{ SF}) = 1649 \text{ CUBIC FEET}$$



A1 FLOOD ZONE MAP
SCALE: NOT TO SCALE

35002C0138H



SUITE 102 D
ALBUQUERQUE
NEW MEXICO 87109
(505) 998-7717
www.archisarchitects.com

CUESTA ARRIBA WAREHOUSE
1320 CUESTA ARRIBA CRT NE
ALBUQUERQUE, NEW MEXICO 87113

Project No. 23-014
Drawn by: DLW
Checked by: VAM

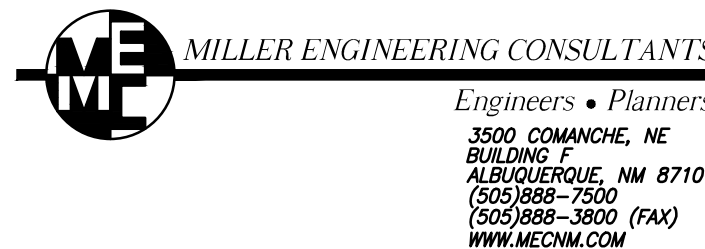
Issue Date:
JULY 25, 2023

Revisions:
Date:

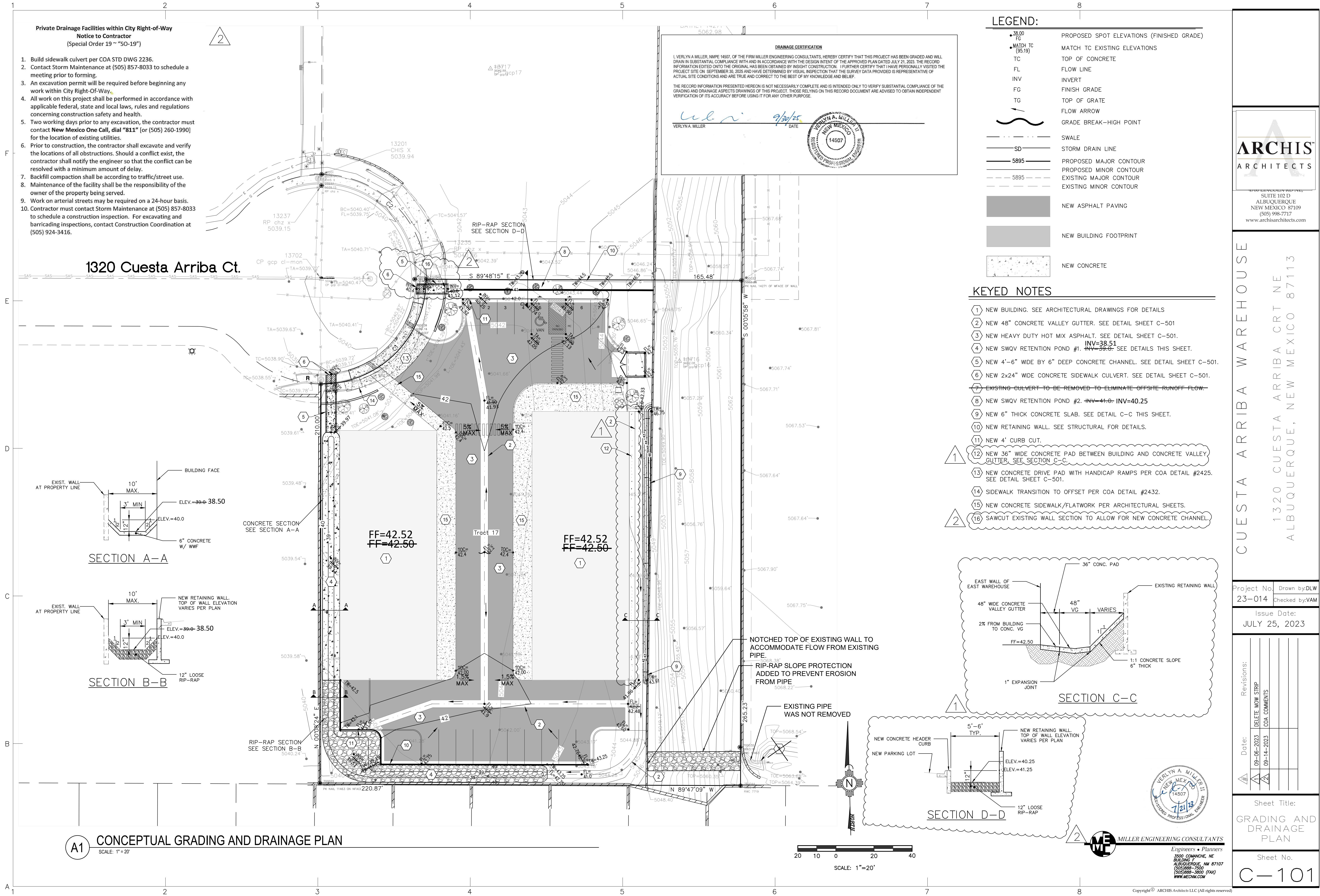
Sheet Title:
HYDROLOGY

Sheet No.

C-100



T:\Clients\ARCHIS\Cuesta Arriba\ACAD Sheets\DRAIN- CERT-101-G & D-1.dwg 9/29/2025 15:35:00 PM, DWG To PDF.pc3



**PRIVATE FACILITY DRAINAGE COVENANT****PROJECT NAME:** Cuesta Arriba Warehouse**HYDROTRANS NUMBER:** HYDR-2025-00350 - D16 D104

This Drainage Covenant ("Covenant"), between Groff Limited Partnership ("Owner"), whose address is 8100 Wyoming NE M-4, #187 Albuquerque 87113 and whose telephone number is (505) 379-0236 and the City of Albuquerque, a New Mexico municipal corporation ("City"), whose address is P.O. Box 1293, Albuquerque, New Mexico 87103, is made in Albuquerque, Bernalillo County, New Mexico and is entered into as of the date the City Engineer signs this Covenant.

1. Recital. Owner is the current owner of certain real property described as:

Tract 17, Las Lomas Business Park, 1320 Cuesta Arriba Ct NE, Albuquerque, NM 87113

in Bernalillo County, New Mexico (the "Property"). (Give legal description and filing information).

Pursuant to City ordinances, regulations and other applicable laws, the Owner is required to construct and maintain certain drainage facilities ("Drainage Facility") on the Property, and the parties wish to enter into this Covenant to establish the obligations and responsibilities of the parties.

2. Description and Construction of Drainage Facilities. Owner shall construct the following "Drainage Facility" within the Property at Owner's sole expense in accordance with the standard plans and specifications approved by the City pursuant to Drainage File No. Hydrology File D16D104

Two Retention Ponds as indicated on Exhibit A

The Drainage Facility is more particularly described in the attached Exhibit A. The Owner will not permit the Drainage Facility to constitute a hazard to the health or safety of the general public.

3. Maintenance of Drainage Facility. The Owner will maintain the Drainage Facility at the Owner's cost in accordance with the approved Drainage Report and plans.

4. City's Right of Entry. The City has the right to enter upon the Property at any time and perform whatever inspection, maintenance or repair of the Drainage Facility it deems appropriate, without liability to the Owner.

5. Demand for Construction or Repair. The City may send written notice ("Notice") to the Owner requiring the Owner to construct or repair the Drainage Facility within thirty (30) days ("Deadline") of receipt of the Notice, as provided in Section 11, and the Owner will comply

promptly with the requirements of the Notice. The Owner will perform all required work by the Deadline, at Owner's sole expense.

6. Failure to Perform by Owner and Emergency Work by City. If the Owner fails to comply with the terms of the Notice by the Deadline, or if the City determines that an emergency condition exists, the City may perform the work itself. The City may assess the Owner for the cost of the work and for any other expenses or damages, which result from Owner's failure to perform. The Owner agrees promptly to pay the City the amount assessed. If the Owner fails to pay the City within thirty (30) days after the City gives the Owner written notice of the amount due, the City may impose a lien against Owner's Property for the total resulting amount.

7. Liability of City for Repair after Notice or as a Result of Emergency. The City shall not be liable to the Owner for any damages resulting from the City's maintenance or repair following Notice to the Owner as required in this Covenant or in an emergency unless the damages are the result of the reckless conduct or gross negligence of the City

8. Indemnification. The Owner agrees to indemnify and hold the City, its officials, agents and employees harmless from all claims, actions, suits and proceedings arising out of, or resulting from the Owner's negligent maintenance, construction, repair or use of the Drainage Facility. To the extent, if at all, Section 56-7-1 NMSA 1978 is applicable to this Covenant, this Covenant to indemnify will not extend to liability, claims, damages, losses or expenses, including attorneys' fees, arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications by the Owner or its agents or employees; or (2) the giving of or the failure to give directions or instructions by the Owner, where such giving or failure to give directions or instructions is the primary cause of bodily injury to persons or damage to property.

9. Cancellation of Agreement and Release of Covenant. This Covenant may be released if the Drainage Facility is no longer required for the protection of the public health, safety and welfare by the City filing a "Notice of Release" with the Bernalillo County Clerk. The Notice of Release must be signed by the City's Chief Administrative Officer or his designee, and the approval of the City Hydrologist must be endorsed thereon.

10. Assessment. Nothing in this Covenant shall be construed to relieve the Owner, its heirs, assigns and successors from an assessment against the Owner's Property for improvements to the Property under a duly authorized and approved Special Assessment District. The parties specifically agree that the value of the Drainage Facility will not reduce the amount assessed by the City.

11. Notice. For purposes of giving formal written notice to the Owner, Owner's address is:

Groff Limited Partnership
8100 Wyoming Blvd. NE M-4, #187
Albuquerque, NM 87113

Notice may be given to the Owner either in person or by mailing the Notice by regular U.S.

mail, postage paid. Notice will be considered to have been received by the Owner within three (3) days after the Notice is mailed if there is no actual evidence of receipt. The Owner may change Owner's address by giving written notice of the change by Certified Mail-Return Receipt Requested, to City Hydrologist, P.O. Box 1293, Albuquerque, New Mexico 87103.

12. Term. This Covenant shall continue until terminated by the City pursuant to Section 9 above.

13. Binding on Owner's Property. The covenants and obligations of the Owner set forth herein shall be binding on Owner, its heirs, personal representatives, assigns and successors and on Owner's Property and shall constitute covenants running with the Owner's Property until released by the City.

14. Entire Agreement. This Covenant contains the entire agreement of the parties and supersedes any and all other agreements or understandings, oral or written, whether previous to the execution hereof or contemporaneous herewith regarding this subject matter.

15. Changes to Agreement. Changes to this Covenant are not binding unless made in writing, signed by both parties.

16. Construction and Severability. If any part of this Covenant is held to be invalid or unenforceable, the remainder of the Covenant will remain valid and enforceable if the remainder is reasonably capable of completion.

17. Captions. The captions to the sections or paragraphs of this Covenant are not part of this Covenant and will not affect the meaning of construction of any of its provisions.

OWNER:

By [signature]:

Name [print]:

Title:

Dated:

OWNER'S ACKNOWLEDGMENT

STATE OF NEW MEXICO

)

)SS

)

This instrument was acknowledged before me on this

2025, by

Lara Grolff

(name of person signing permit),

Partner

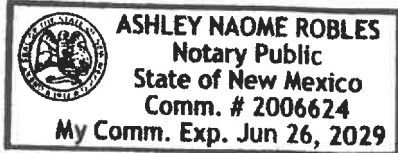
_____(title of person signing permit) of _____

Cuesta Arriba

(Owner).

SEAL)

Notary Public

My Commission Expires: Jun 26 2029

CITY OF ALBUQUERQUE:

By: _____

Shahab Biazar, P.E., City Engineer

Dated: _____

10/23/25

DS
KV

Initial
GS

CITY'S ACKNOWLEDGMENT

STATE OF NEW MEXICO)
)ss
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on this 23rd day of October 2025 by Shahab Biazar, P.E., City Engineer, of the City of Albuquerque, a municipal corporation, on behalf of said corporation.

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

Rachael Miranda
Notary Public
My Commission Expires: 11-9-2025

(EXHIBIT A ATTACHED)

Bernalillo County, NM
415 Silver Ave. SW, 2nd Floor
P.O. Box 542
Albuquerque, NM 87102

Receipt: 1652780

*** REPRINT *** REPRINT *** REPRINT ***

Product	Name	Extended
COV	Covenant	\$25.00
	# Pages	6
	Document #	2025087631
	# Of Entries	0
Total		\$25.00

Tender (Check) \$25.00
Check# 89049
Paid By INSIGHT
CONSTRUCTION
Phone 5058887927
#

*** REPRINT *** REPRINT *** REPRINT ***
Thank You!

10/29/25, 9:56 AM MST rzelada

CONTRACT CONTROL FORM

PROJECT: D16D104 CONTACT PERSON: David Jones
CCN: 2026-OTR-123502
(New/Existing) New

PND COV-2025-00027
10/15/25

Type of Paperwork Drainage Covenant
Project Name/Description Cuesta Arriba Warehouse
(From CTS):
Developer/Owner/Vendor Groff Limited Partnership

Contract Amount \$ Contract Period: - 12/31/2099

FINAL CONTRACT REVIEW

APPROVALS REQUIRED:

	Approved By	Approval Date
DRC Manager	<div><div>Initial</div><div>KJ</div></div>	10/19/2025 3:04 PM MDT
Legal Department	<div><div>Initial</div><div>JS</div></div>	10/22/2025 10:47 AM MDT
City Engineer	<div><div>Initial</div><div>JS</div></div>	10/25/25
Hydrology Engineer	<div><div>Initial</div><div>TC</div></div>	10/16/2025 8:29 AM MDT
Transportation Engineer		
Construction Engineer		
OTHER: CAO		

DISTRUBUTION:

Date: By:
Received by City clerk