

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

October 2, 2025

John Nixon
Mountain Top Engineering
2525 86th St B,
Lubbock, TX 79423

**RE: Capra Bank Albuquerque
5171 Lang Ave. NE
Grading and Drainage Plan
Engineer's Stamp Date: 07/26/2025
Hydrology File: D17D106D
Case # HYDR-2025-00337**

Dear Mr. Nixon:

Based upon the information provided in your submittal received 09/19/2025, the Grading & Drainage Plans are not approved for 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. Per the [DPM](#), the following must be on the Grading Plan. Please note the Grading Plan must be a stand-alone construction document:
 - Please use 1" = 20' for the scale. (This may make two sheets)
 - Please provide a Vicinity Map. This can be downloaded in pdf format from the City of Albuquerque's website.
 - Please provide the Benchmark information (location, description and elevation) for the survey contour information provided.
 - Please provide the FIRM Map and flood plain note with effective date.
 - Please provide a legal Description of the property.
2. If only seeking Site Plan for Building Permit approval at this time, label the grading plan "Conceptual, Not For Construction" or similar and address the SPBP comments. If seeking SPBP and Building Permit simultaneously, forgo the conceptual markings and address all SPBP and Building Permit comments.

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, 924-3420) 14 days prior to any earth disturbance.

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

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Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is written over a light gray rectangular background.

Anthony Montoya, Jr., P.E., C.F.M.
Senior Engineer, Hydrology
Planning Department, Development Review Services

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