

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 15, 2025

John Stapleton, PE  
Community Design Solutions  
9384 Valley View Dr. NW  
Albuquerque, NM 87114

**RE: 64<sup>th</sup> Street Subdivision**  
**4221 64<sup>th</sup> Street NW**  
**Grading and Drainage Plans**  
**Engineer's Stamp Date: 08/06/2025**  
**Hydrology File: F10D067**  
**Case # HYDR-2025-00294**

Dear Mr. Stapleton:

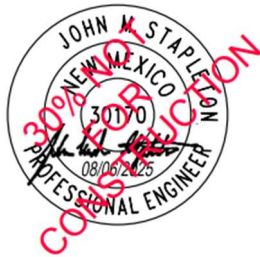
PO Box 1293

Based upon the information provided in your submittal received 08/14/2025, the Grading & Drainage Plans **are not approved** for Grading Permit or Building Permit. The following comments need to be addressed for the approval of the above referenced project.

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1. Remove the 30% NOT FOR CONSTRUCTION over the Engineer's Stamp on sheet CG-101.

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2. The Benchmark table is missing information

BENCH MARKS	
A SCRIBED "+" IN CONCRETE CURB NEAR THE WESTERN END OF THE PROJECT SITE, APPROXIMATELY 12 FEET WEST OF THE EDGE OF ASPHALT OF 86TH STREET SW AND 17 FEET NORTH OF THE EDGE OF ASPHALT OF AN UNNAMED ONE WAY ROAD.	
MODIFIED GROUND COORDINATES:	
NORTHING	= ###.###.## FEET
EASTING	= ###.###.## FEET
ELEVATION	= ####.## FEET (NAVD 1988)

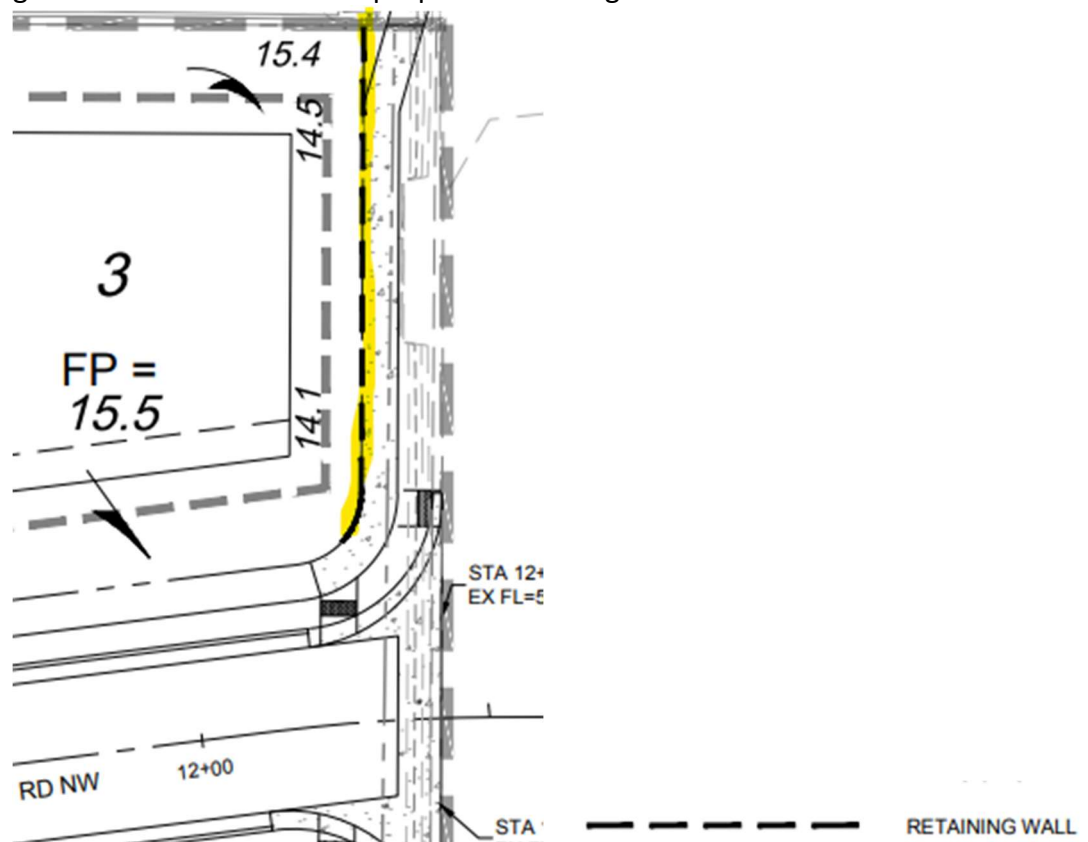
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3. Identify internal retaining walls to be constructed by the developer (prior to Pad Cert) and those to be deferred to homebuilder. Any wall retaining 2 feet or more will need to be constructed by the developer (i.e prior to Pad Cert); less than 2 feet retained can be deferred to homebuilder.
4. CG-101 – Remove Grading Note #3 – Retaining walls less than 2 feet are not shown. See comment #2.
5. CG-101 – Grading Note #2 – The Retaining Wall Elevation Table is missing from this sheet.
6. There appears to be a retaining wall on 64<sup>th</sup> east of Lot 3. Provide the existing and proposed grades on both sides of the proposed retaining wall.



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7. Provide sections through all external boundaries showing proposed retaining walls, garden walls, property/ROW lines, existing and proposed grades. In accordance with DPM Ch.22, section 5 part B, grading and wall construction near the property line may not endanger adjacent property or constrain its use.
8. Please provide the legal description of the property.
9. Payment in Lieu (Amount =  $566CF \times \$6/CF = \$3,396$ , per sheet CG-100) of onsite management of the SWQV must be made. Take three copies of the treasury deposit slip to the Treasury and then include one copy of the paid deposit slip when resubmitting.

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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](mailto: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](mailto:amontoya@cabq.gov).

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.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

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