

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

April 2, 2026

Chris Pacheco
4904 Northern Trail NW
Albuquerque, NM 87106

RE: NOTICE OF VIOLATION
4904 Northern Trail NW
Albuquerque, NM 87106

Dear Mr. Pacheco:

This notice of violation is being sent in response to a site visit by the City Planning Department for a grading and drainage plan (HYD # F11D017C) for pool addition on March 31, 2026.

PO Box 1293

From the site visit, it was observed that the perimeter walls had been removed and grading had taken place on site.

Albuquerque

Per 14-5-2-11(B) of the Flood Hazard and Drainage Control Ordinance: *For projects that are less than one acre and are not part of a larger common plan of development, but meet the criteria as specified in § 14-5-2-12(B)(6), an approved Erosion and Sediment Control Permit is required prior to earth disturbance, Work Order approval and Building Permit approval.* Due to the site having a significant potential for erosion, based on observation or site characteristics including very steep topography this work is required to obtain an Erosion and Sediment Control Permit, and a Floodplain Development permit. The Floodplain Development Permit is required due to the San Antonio Arroyo on the east end of the site. A Grading and Drainage Plan is also required for approval of the Floodplain Development Permit.

NM 87103

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Per 14-5-2-11(D)(2)(d) of the Flood Hazard and Drainage Control Ordinance: *Demand for construction or repair - The city may send written notice ("notice") to the owner requiring maintenance, construction, or repair to the drainage facility within 30 days ("deadline") of receipt of the notice, and the owner, at their expense, must comply with the requirements of the notice by the deadline provided.*

This Notice of Violation also serves as a formal Demand for Construction or Repair of the site's grading and drainage to original conditions **with a construction deadline of May 1, 2026.**

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Before (February 2025):



PO Box 1293

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After (March 2026):

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Given that the site was modified without a Grading or Building Permit, the 4904 Northern Trail NW property is in violation of the City's Flood Hazard and Control Ordinance. The Hydrology Section would like to solicit your cooperation in correcting the violation(s) on or before the **construction deadline of May 1, 2026**.

If the violation(s) cannot be remedied by the stated deadline, please contact me directly for consideration of an extension. Do not hesitate to contact me if you have any questions concerning this matter. I can be reached by phone at 505-924-3995 or by email at baileythompson@cabq.gov.

Thank you for your cooperation on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bailey Thompson', written over a horizontal line.

PO Box 1293

Albuquerque

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

NM 87103

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