

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 13, 2026

Sam Coulter
Isaacson & Arfman, Inc.
128 Monroe St. NE
Albuquerque, NM 87108

**RE: Avanyu North – Bldgs. G & H
2500 12th Street NW
30-day Temporary Certificate of Occupancy
Engineer's Certification Date: 1/23/26
Engineer's Stamp Date: 04/10/2023
Hydrology File: H13D113
Case # HYDR-2026-00057**

Dear Mr. Coulter:

PO Box 1293

Based solely on the Engineer's Grading and Drainage Certification received 2/12/2026 , this letter serves as a conditional approval from the Hydrology Section for a 30-day Temporary Certificate of Occupancy for the Subject project 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.

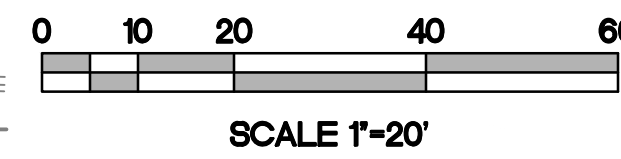
NM 87103

Sincerely,

www.cabq.gov

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

AS BUILT



VICINITY MAP H-13

STUDIO SW ARCHITECTS
 2101 Mountain Road NW Suite B | Albuquerque NM 87104
 505-843-9639 | www.studioswarch.com

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CONSULTANTS

Isaacson & Arfman, Inc.
 Civil Engineering Consultants

128 Monroe Street NE
 Albuquerque, NM 87108
 505-268-8828 | www.iacivil.com

City of Albuquerque
 Planning Department
 Development Review Services
HYDROLOGY SECTION
APPROVED
 4/20/2023

DATE: 4/20/2023
 BY: [Signature]
 Hydrologist # H13D113

THE APPROVAL OF THESE PLANS DOES NOT BE A GUARANTEE OF THE ACCURACY OF THE DATA OR THE DESIGN OR THE CONSTRUCTION OF THE PROJECT. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE DESIGN OR THE CONSTRUCTION OF THE PROJECT. THE CITY OF ALBUQUERQUE DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE DESIGN OR THE CONSTRUCTION OF THE PROJECT.

- KEYED NOTES**
- CONSTRUCT NEW PAVING AT ELEVATIONS SHOWN. SEE PAVING PLAN FOR MATERIAL, EXTENTS, JOINTS, CURB & GUTTER EXTENTS, AND PAVING SECTIONS. NOTE: TO ENSURE READABILITY, NOT ALL PAVEMENT SPOT ELEVATIONS SHOW ADJACENT TOP OF CURB / TOP OF WALK ELEVATIONS. TEXT SHOWN WITH FLOWLINE INDICATES FLOWLINE ELEVATION. ADD 0.5' TYPICAL FOR TOP OF CURB / TOP OF ADJACENT WALK ELEVATIONS UNLESS NOTED.
 - PROVIDE SMOOTH TRANSITION TO EXISTING PAVEMENT.
 - SLOPE WITHIN ACCESSIBLE PARKING AREAS TO BE ADA COMPLIANT. SLOPE SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION.
 - CONSTRUCT ADA COMPLIANT RAMP. LONGITUDINAL SLOPE SHALL NOT EXCEED 12:1 (8.3%). CROSS SLOPE SHALL NOT EXCEED 2%.
 - CONSTRUCT ADA COMPLIANT PEDESTRIAN WALK AT ELEVATIONS SHOWN. LONGITUDINAL SLOPE SHALL NOT EXCEED 20:1 (5%). CROSS SLOPE SHALL NOT EXCEED 2%.
 - HIGH POINT / GRADE BREAK LOCATION.
 - 0.5' (---) AND 0.1' (-----) DESIGN CONTOURS ARE SHOWN DASHED WHERE NECESSARY TO CLARIFY GRADING CONCEPT.
 - CONCENTRATED ROOF DISCHARGE DIRECTION. NO MAIN ROOF AREA MAY DISCHARGE TO 12TH STREET OR MENAUL BLVD.
 - CONSTRUCT 1.5' WIDE (BOTTOM WIDTH) COVERED SIDEWALK CULVERT TO PASS CONCENTRATED ROOF DISCHARGE TO PAVEMENT. SEE ARCHITECTURAL FOR SPECIFIC ROOF DISCHARGE LOCATIONS. CONSTRUCT PER COA STD. DWG. 2236. SEE CG-501 FOR ADDITIONAL INFORMATION.
 - EXISTING STORMWATER QUALITY RETENTION POND
 - CONTRACTOR TO PROTECT ALL EXISTING UTILITIES INCLUDING STORM DRAIN SYSTEM AND UNDERGROUND STORMWATER DETENTION SYSTEM THIS AREA.
 - CONSTRUCT PRIVATE STORM DRAIN SYSTEM. SEE SHEET CG-502 FOR SIZES / SLOPES / INLET INFORMATION / MATERIALS.
 - CONSTRUCT CONCRETE STEPS TO ACHIEVE REQUIRED GRADE DIFFERENCE. SEE ARCHITECTURAL FOR DETAILS.
 - SERVICE YARD LOWER THAN SURROUNDING GRADE. RETAINING AT WALL REQUIRED. H.G. = HIGH SIDE GRADE, L.G. = LOW SIDE GRADE TO DETERMINE REQUIRED RETAINING.
 - PROVIDE 1.5' WIDE (BOTTOM WIDTH) CURB OPENING TO PASS FLOW TO LANDSCAPE. INSTALL 3'X3'X8" DEEP EROSION PROTECTION AT OPENING.

Architect Engineer

FRED C. ARFMAN
 NEW MEXICO
 LICENSED PROFESSIONAL ENGINEER
 7322

04/10/2023

AVANYU NORTH - BUILDINGS G & H

2500 12th Street
 Albuquerque, NM

AVANYU PLAZA

Key Plan

NTS

PROJECT INFORMATION

PROPERTY: THE SITE IS A PREVIOUSLY DEVELOPED PROPERTY LOCATED WITHIN C.O.A. VICINITY MAP H-13. THE SITE IS BOUND TO THE EAST BY EAGLE WAY NW, TO THE SOUTH BY DEVELOPED COMMERCIAL PROPERTY, TO THE NORTH BY MENAUL BLVD. NW AND TO THE WEST BY 12TH STREET NW.

PROPOSED IMPROVEMENTS: THE PROPOSED IMPROVEMENTS INCLUDE TWO COMMERCIAL BUILDINGS WITH ASSOCIATED ASPHALT PAVED ACCESS, PARKING, AND LANDSCAPING INCLUDING A LARGE PLAZA AT THE CORNER OF 12TH AND MENAUL BLVD.

LEGAL: THE NORTHWESTERLY PORTION OF ALL INDIAN PUEBLO COUNCIL PROPERTY (FORMERLY ALBUQUERQUE INDIAN SCHOOL).

ADDRESS: 12TH STREET NW, ALBUQUERQUE, NM 87104.

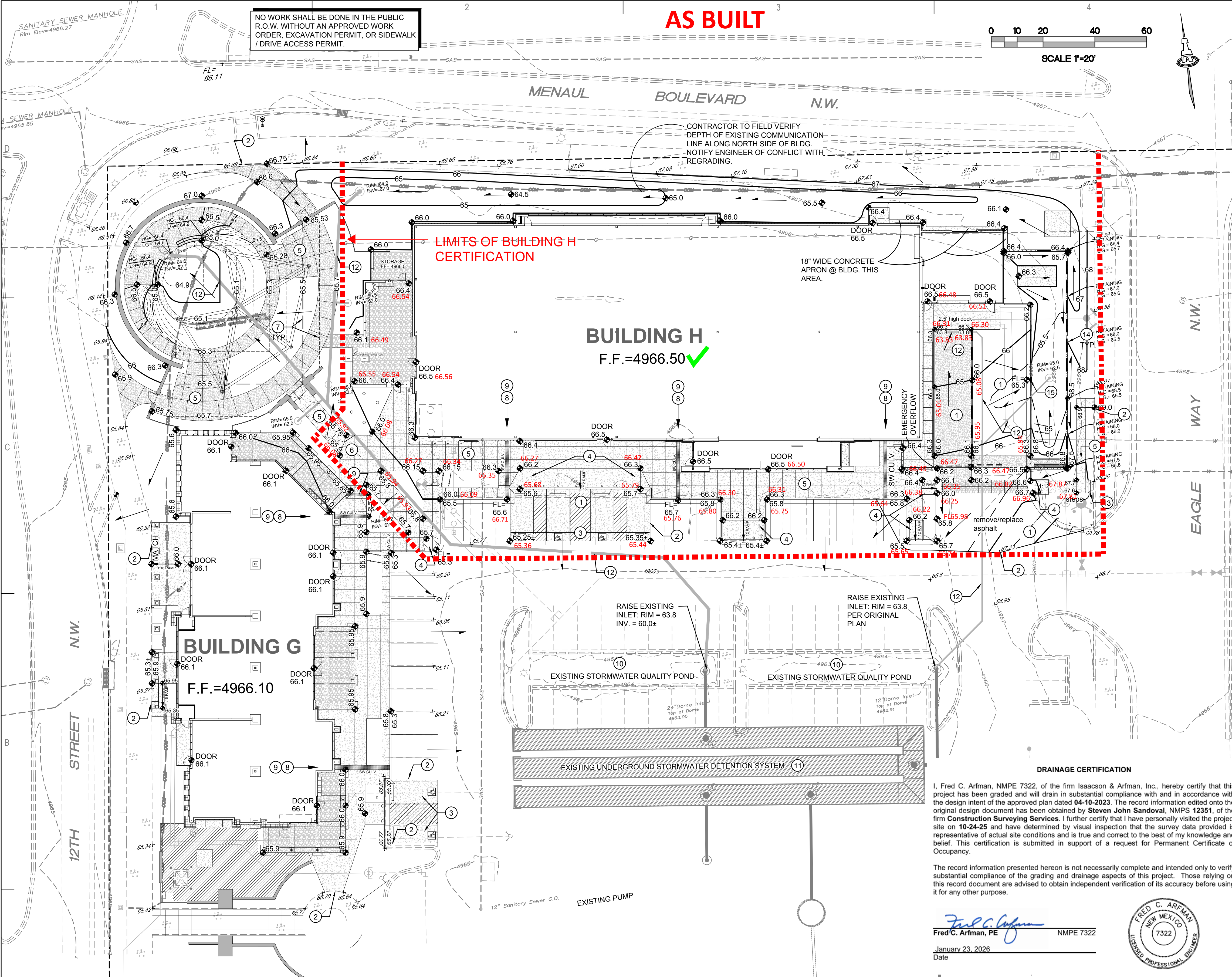
BENCHMARK: ELEVATIONS ARE BASED ON CITY OF ALBUQUERQUE STATION NO. 7-113, HAVING AN ELEVATION OF 4964.364, NAVD 1988

OFF-SITE: THIS PROPERTY HOUSES A STORM LIFT STATION THAT HAS BEEN DESIGNED TO SERVE THIS PROPERTY AS WELL AS THE PLAZA AND RETAIL PROPERTIES TO THE SOUTH.

FLOOD HAZARD: PER BERNALILLO COUNTY FIRM MAP #35001C0331H EFFECTIVE DATE 8/16/2012, THE SITE IS LOCATED WITHIN FLOODZONE 'X' SHADED DESIGNATED AS AREAS WITH REDUCED FLOOD RISK DUE TO LEVEE.

DRAINAGE PLAN CONCEPT: THE FULL DEVELOPMENT OF THIS PROPERTY WAS MASTER PLANNED AS PART OF COA HYDROLOGY PROJECT H13D113. PREVIOUS PHASED CONSTRUCTION INCLUDED BLDGS. D, E, AND F, AND THE MAJORITY OF SITE PAVEMENT. ALL STORMWATER QUALITY RETENTION AND STORMWATER DETENTION IS EXISTING. ON-SITE RUNOFF WILL BE ROUTED TO EXISTING SURFACE STORMWATER QUALITY / DETENTION PONDS AND AN EXISTING SUB-SURFACE DETENTION SYSTEM. THE PREVIOUSLY CONSTRUCTED PRIVATE STORM DRAIN SYSTEM IS DESIGNED TO SLOWLY DISCHARGE TO AN EXISTING STORM LIFT STATION PRESET TO PUMP TO THE PUBLIC STORM DRAIN SYSTEM AT THE PREVIOUSLY APPROVED RATE OF 2.0 CFS WHICH INCLUDES THIS PROJECT AS WELL AS THE PLAZA AND RETAIL PROPERTIES TO THE SOUTH - SAME OWNER).

No	Date	Description
Revision Schedule		
ISSUE:		
PROJECT NUMBER:		
FILE:		
DRAWN BY:		
CHECKED BY:		
DATE:		
SHEET TITLE		
GRADING & DRAINAGE PLAN		
CG-101		



AS BUILT CERTIFICATION
 I, STEVEN J. SANDOVAL, NMPS NO. 12351 HEREBY CERTIFY THE AS-BUILT INFORMATION SHOWN IS BASED ON FIELD MEASUREMENTS MADE ON JANUARY 19, 2026, BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 January 21, 2026

LEGEND

- 4965 — EXISTING CONTOUR
- 66.95 EXISTING SPOT ELEVATION
- 65 — PROPOSED 1.0' CONTOUR
- 65.5 --- PROPOSED 0.5' CONTOUR
- ◆ 65.4 PROPOSED SPOT ELEVATION
- FLOW DIRECTION
- FF = 4966.XX FINISH FLOOR ELEVATION

DRAINAGE CERTIFICATION

I, Fred C. Arfman, NMPE 7322, of the firm Isaacson & Arfman, Inc., hereby certify that this project has been graded and will drain in substantial compliance with and in accordance with the design intent of the approved plan dated 04-10-2023. The record information edited onto the original design document has been obtained by Steven John Sandoval, NMPS 12351, of the firm Construction Surveying Services. I further certify that I have personally visited the project site on 10-24-25 and have determined by visual inspection that the survey data provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief. This certification is submitted in support of a request for Permanent Certificate of Occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Fred C. Arfman, PE NMPE 7322
 January 23, 2026
 Date