

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 20, 2025

Jesse Luehring, P.E.  
Critical View Engineering  
10900 Florence Ave NE  
Albuquerque, NM 87122

**RE: 1439 Van Cleave Rd NW  
Grading & Drainage Plan  
Engineer's Stamp Date: 08/16/2025  
Hydrology File: G13D048  
Case # HYDR-2025-00297**

Dear Mr. Luehring:

Based upon the information provided in your submittal received 08/17/2025, the Grading & Drainage Plan is approved for Building Permit and Grading Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter. Please note that a Pad Certification is not required for this site.

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

**PRIOR TO CERTIFICATE OF OCCUPANCY:**

1. Engineer's Certification, per the DPM Part 6-14 (F): *Engineer's Certification Checklist For Non-Subdivision* is required.

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), 505-924-3420) 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).

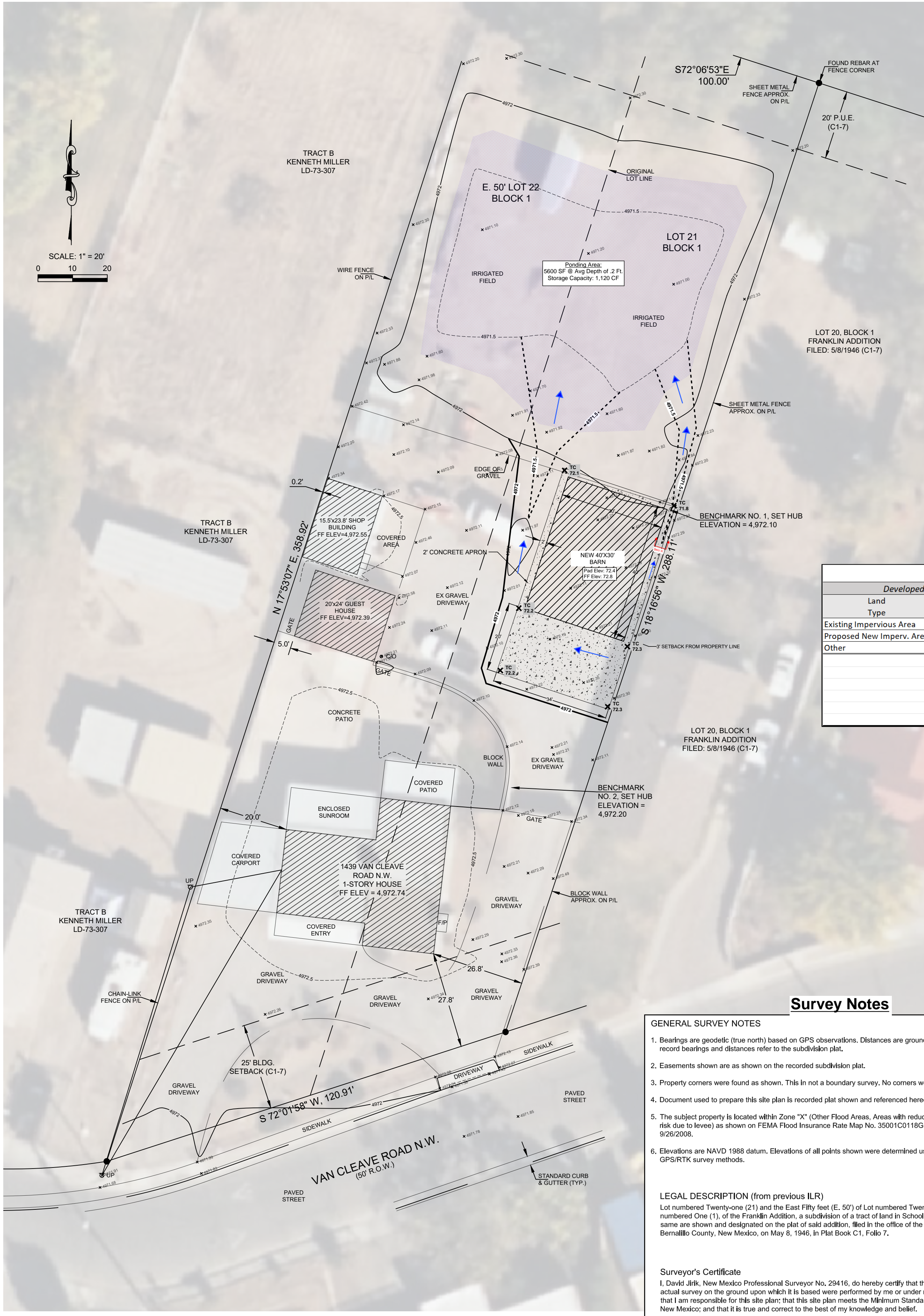
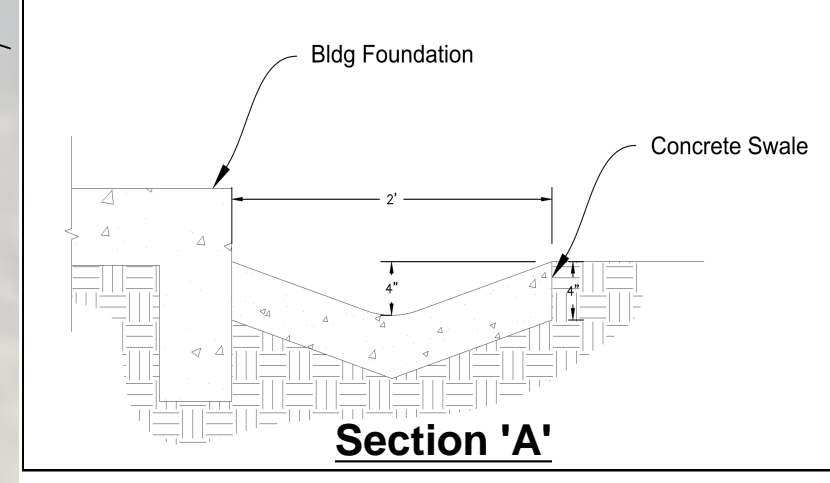
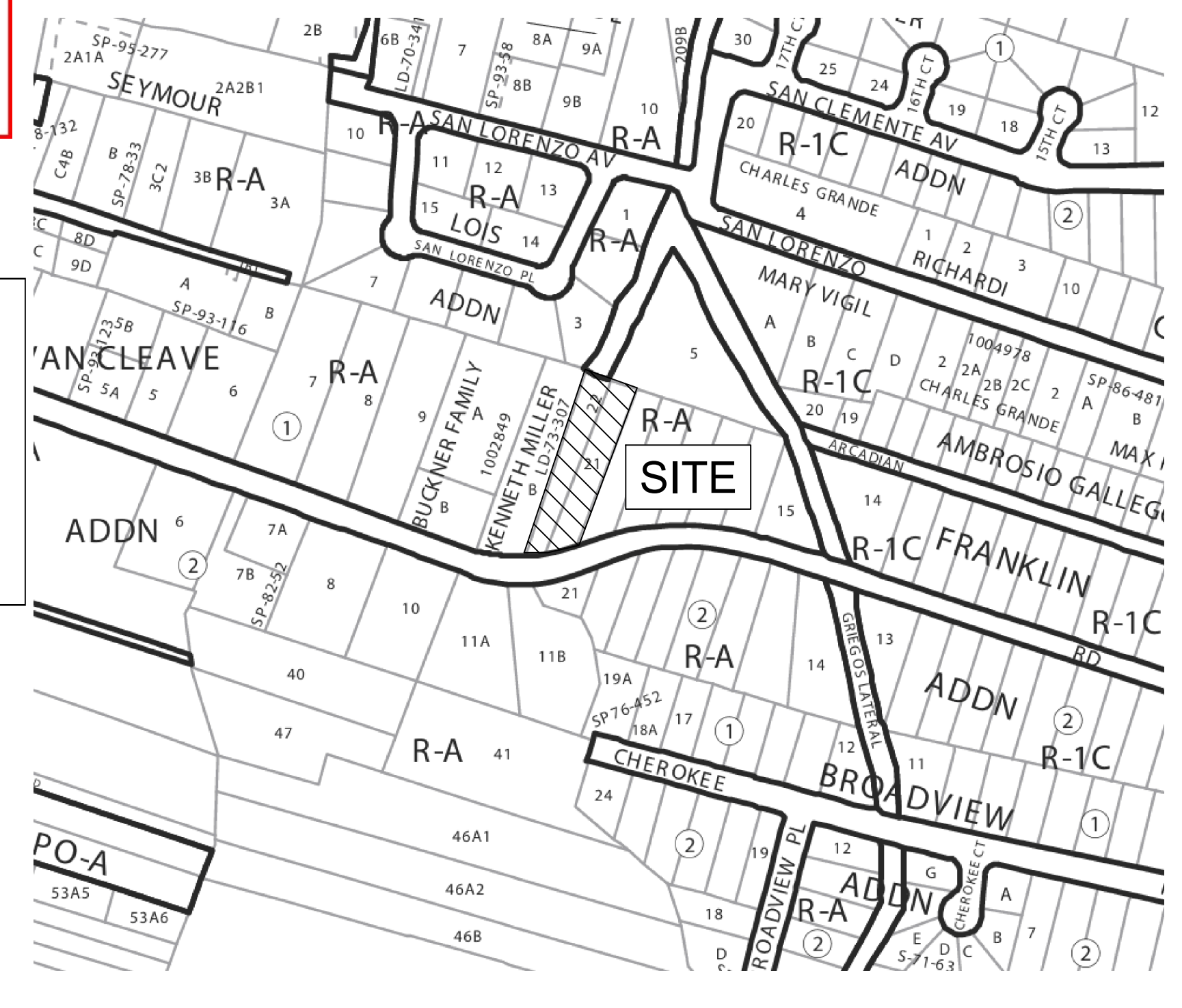
Sincerely,

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

City of Albuquerque  
Planning Department  
Development Review Services  
**HYDROLOGY SECTION**  
**APPROVED**

DATE: 8/20/2025  
BY: *David Jirik*  
HydroTans # G13D048  
THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSTRUED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM RECOVERING COSTS FOR ERRORS OR OMISSIONS IN PLANS, SPECIFICATIONS, OR CONSTRUCTION DOCUMENTS, SUCH APPROVED PLANS/REPORTS SHALL NOT BE CHANGED, MODIFIED OR ALTERED WITHOUT AUTHORIZATION.  
THE APPROVAL OF THESE PLANS/REPORTS SHALL EXPIRE TWO (2) YEARS AFTER THE APPROVAL DATE IF NO BUILDING PERMIT HAS BEEN FILED ON THE DEVELOPMENT.

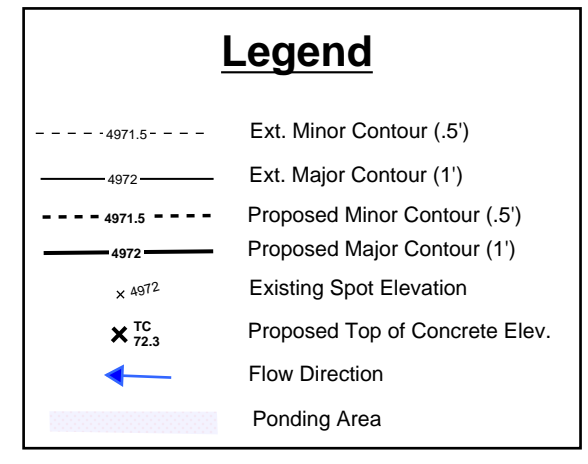
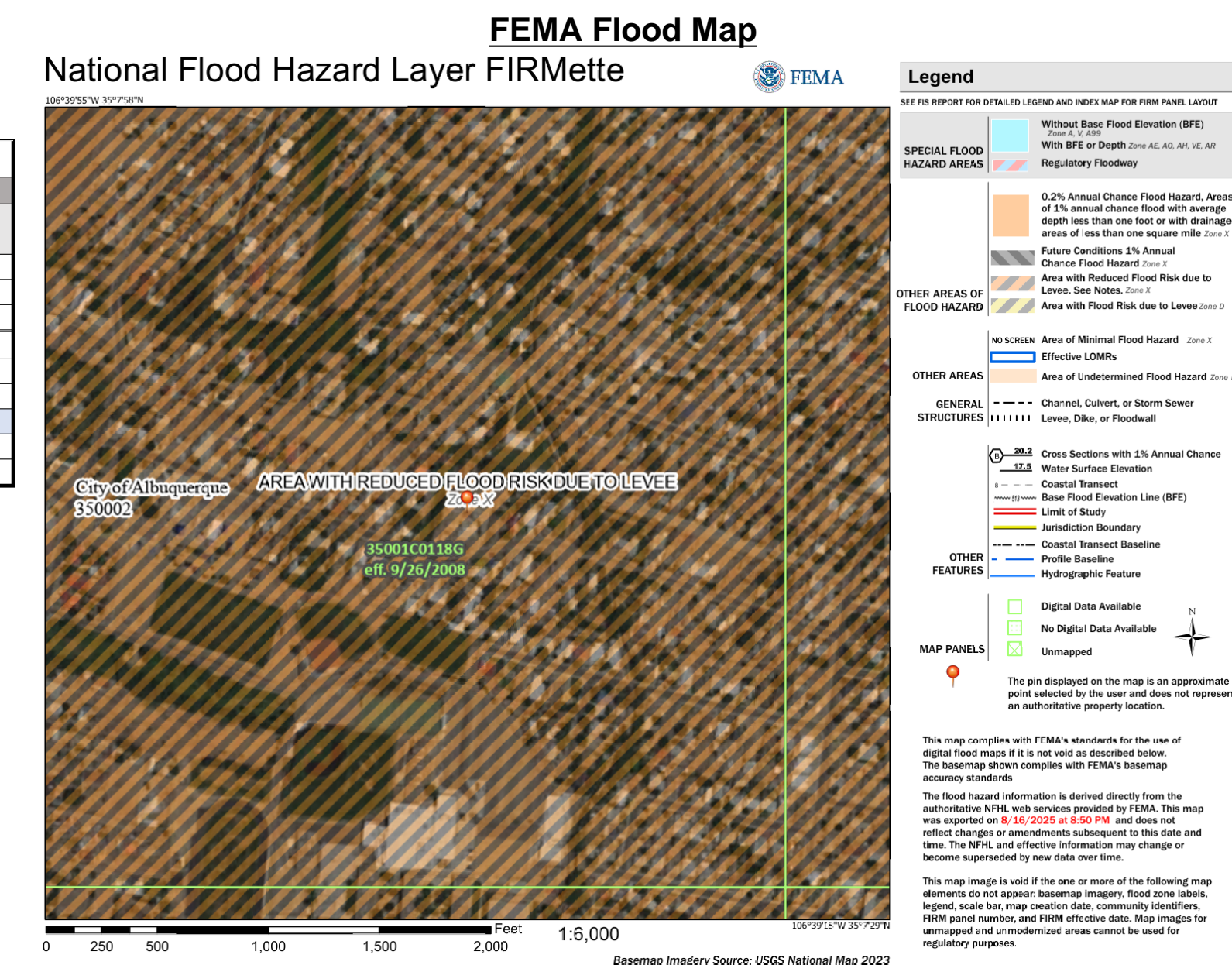
VICINITY MAP (G-13-Z)



Drainage Calculations

**1439 Van Cleave Rd NW (Flat Grading Scheme)**

Developed Land Treatment			Valley Drainage Criteria (Part 6-5(A))		Developed Calcs	
Type	Area (SF)	Proposed Area %	Impervious Runoff (in)	Required Retention (CF)	Req. SWQV Volume (Ac-Ft)	
Existing Impervious Area	5823	18%	0.50	242,625	203.8	
Proposed New Imperv. Area	2102	7%	0.50	87,583	73.6	
Other	24068	75%	NA	NA	-	
	31993	100%		330	277	
				Stormwater Quality Volume:	277.4	Cubic Ft
				Total Req. Retention Volume:	330.2	Cubic Ft
				Total Drainage Basin Area:	31993	SF
					0.734	AC



Survey Notes

- GENERAL SURVEY NOTES
- Bearings are geoidetic (true north) based on GPS observations. Distances are ground. For record bearings and distances refer to the subdivision plat.
  - Easements shown are as shown on the recorded subdivision plat.
  - Property corners were found as shown. This is not a boundary survey. No corners were set.
  - Document used to prepare this site plan is recorded plat shown and referenced herein.
  - The subject property is located within Zone "X" (Other Flood Areas. Areas with reduced flood risk due to levee) as shown on FEMA Flood Insurance Rate Map No. 35001C0118G dated 9/26/2008.
  - Elevations are NAVD 1988 datum. Elevations of all points shown were determined using GPS/RTK survey methods.

LEGAL DESCRIPTION (from previous ILR)  
Lot numbered Twenty-one (21) and the East Fifty feet (E. 50') of Lot numbered Twenty-two (22), Block numbered One (1), of the Franklin Addition, a subdivision of a tract of land in School District No. 22, as the same are shown and designated on the plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 9, 1946, in Plat Book C1, Folio 7.

Surveyor's Certificate  
I, David Jirik, New Mexico Professional Surveyor No. 29416, do hereby certify that this Site Plan and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this site plan; that this site plan meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief.

*David Jirik* 8/6/2025  
David Jirik, N.M.P.S. No. 29416

Narrative:

This is a grading and drainage plan for the construction of a new accessory structure at the address 1439 Van Cleave Rd. (UPC 101306044045210814)

The purpose of this plan is to establish the finished floor elevation, site layout, and general lot drainage of the site. This drainage plan has been prepared in accordance with the 2020 revision to the City of Albuquerque Development Process Manual, specifically in accordance with the "Vally Drainage Criteria" of Part 6-5(A), Single-lot Residential Development and Additions.

Drainage Intent:

Existing Conditions: This lot is an 0.734 acre property within Rio Grand Valley of Albuquerque that has been previously developed with a single family home, accessory dwelling unit, and shop building. The lot is essentially flat, with drainage flows primarily retained in the rear of the property within an irrigated field. There are negligible offsite flows entering the property. The site is bounded on the East, West, and North by developed residential properties, and on the South by Van Cleave Rd. Existing impervious areas from these structures and pavement is 5823 Sq. Ft, or 18% of the property area.

Proposed Conditions: Improvements to the lot include a new accessory barn and driveway that will add approximately 2102 SF of impervious area, or 7% of the property area. The lot is designed to drain to the rear irrigated field. In accordance with the Valley Drainage Criteria, this field will accommodate the full runoff of 1/2" of all existing and proposed impervious areas. Flows from the proposed structures will be directed to flow in this area and avoid impacts to adjacent properties. The finished floor of the barn is designed to be 18" above the adjacent street grade.

The existing retention area conservatively supports 1,120 CF of retention volume, easily supporting the required runoff of 330 CF for all impervious areas. The required Stormwater Quality Volume to be managed on this lot is for a 0.62" storm (new development). After accounting for initial abstraction, this results in a net of 0.42" rainfall on impervious (Type D) soils, or 277 cubic feet of storage for this property, therefore stormwater quality volumes are also met with this existing area.

General Notes

- All perimeter walls shall be permitted separately
- No grading shall be allowed on adjacent properties
- All disturbed areas shall be stabilized with concrete, gravel, asphalt, or native seed mix
- It is recommended to contract with a licensed geotechnical engineer for all aspects of earthwork and engineered fill material



No.	Revision/Issue	Date

Firm Name and Address

**CRITICAL VIEW ENGINEERING**  
10900 FLORENCE AVE NE  
ALBUQUERQUE, NM 87122

Project Name and Address

**PROPOSED IMPROVEMENTS  
GRADING & DRAINAGE PLAN**

LOT 21 AND EAST 50' OF LOT 22, BLOCK 1, FRANKLIN ADDN  
1439 VAN CLEAVE ROAD N.W., ALBUQUERQUE  
BERNALILLO COUNTY, NM 87107

Project: **Roose Barn**

Date: **1/8/25**

Scale: **1"= 20'**

Sheet: \_\_\_\_\_