

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 14, 2025

Vincent Carrica, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: Love's  
2200 6<sup>th</sup> Street NW  
Permanent C.O. - Accepted  
Engineer's Certification Date: 8/1/25  
Engineer's Stamp Date: 9/29/24  
Hydrology File: H14D025  
Case # HYDR-2025-00276**

PO Box 1293

Dear Mr. Carrica:

Albuquerque

Based on the Certification received 8/5/2025 and a site visit on 8/13/2025, this letter serves as an approval from Hydrology Section of the Engineer's Certification for a **Permanent Certificate of Occupancy** to be issued by the Building and Safety Division.

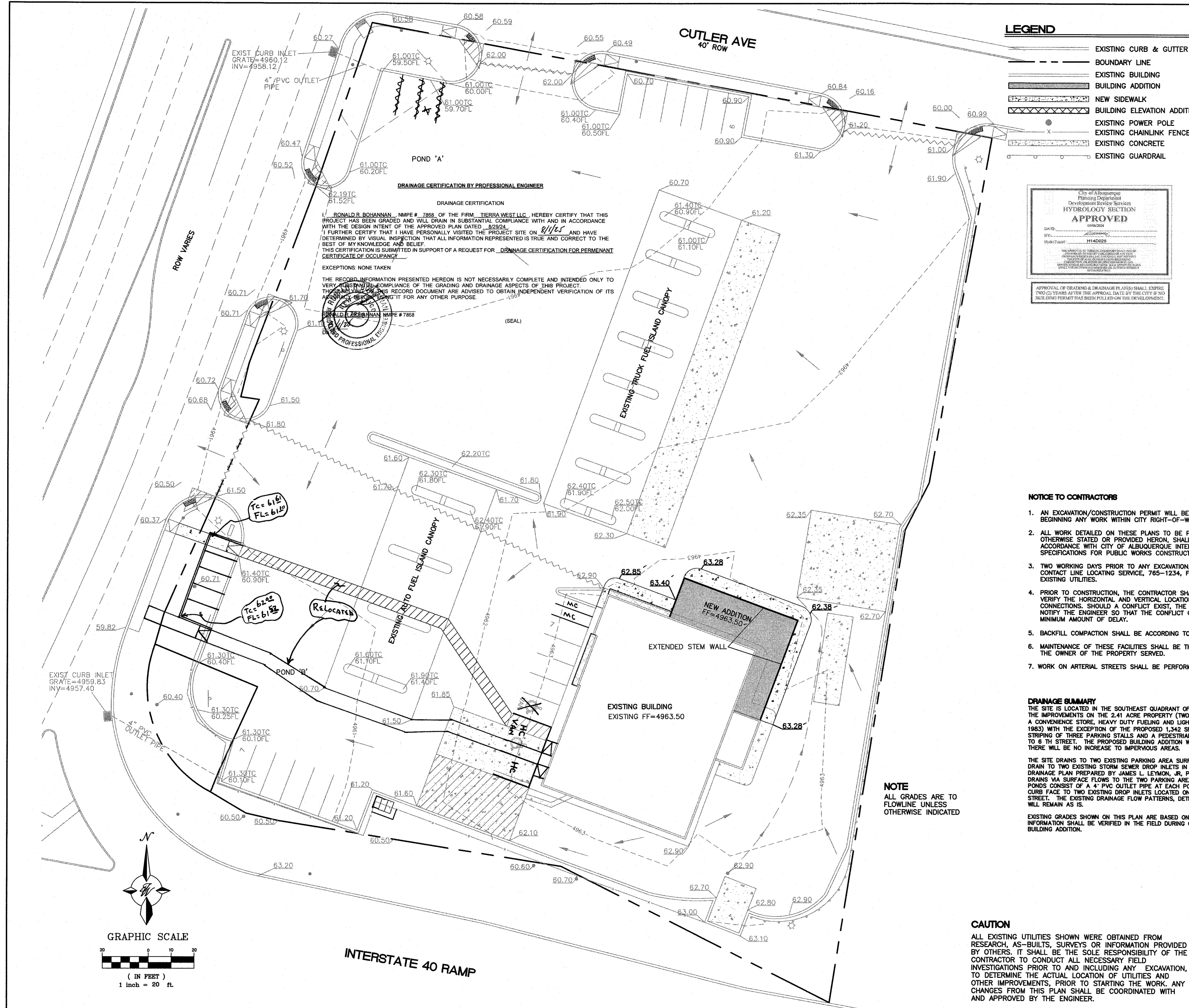
NM 87103

If you have any questions, please contact me at 505-924-3314 or [amontoya@cabq.gov](mailto:amontoya@cabq.gov).

Sincerely,

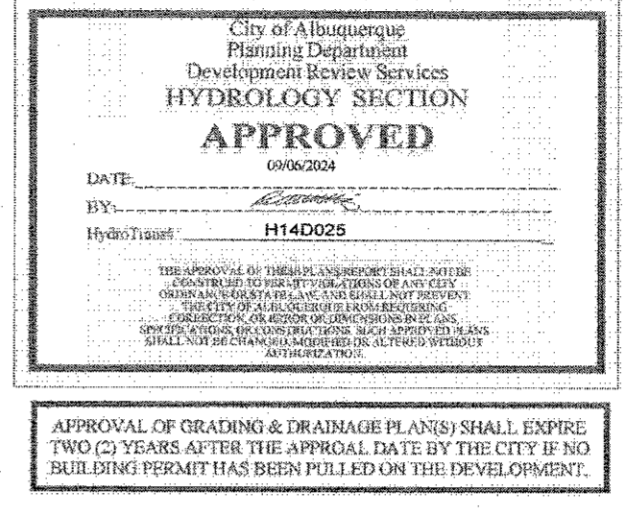
www.cabq.gov

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



**LEGEND**

- EXISTING CURB & GUTTER
- - - BOUNDARY LINE
- ▬ EXISTING BUILDING
- ▬ BUILDING ADDITION
- ▬ NEW SIDEWALK
- ▬ BUILDING ELEVATION ADDITION
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING CHAINLINK FENCE
- ▬ EXISTING CONCRETE
- ▬ EXISTING GUARDRAIL



**DRAINAGE CERTIFICATION BY PROFESSIONAL ENGINEER**

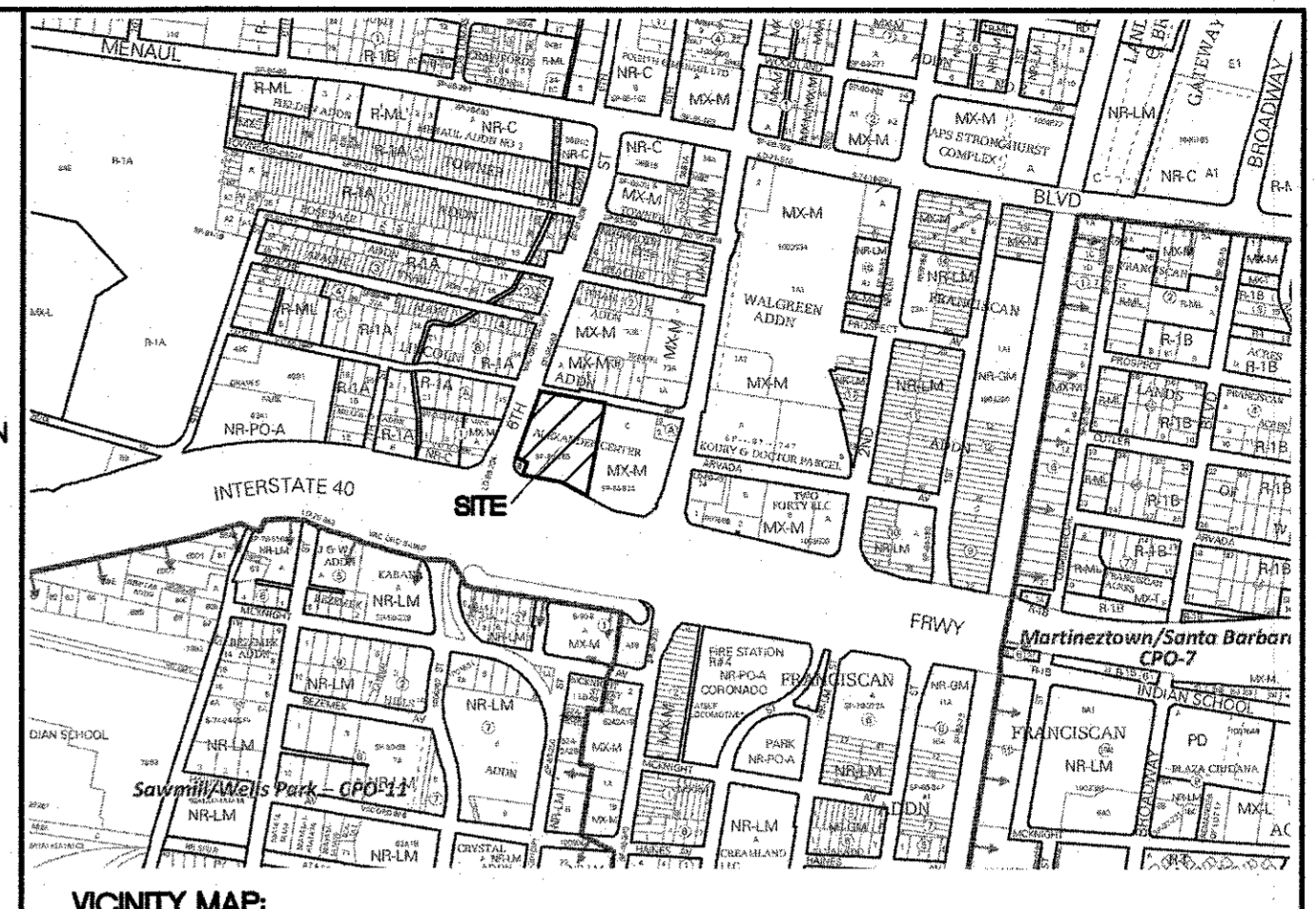
**DRAINAGE CERTIFICATION**

I, RONALD R. BOHANNAN, N.M.P.E. # 7868, OF THE FIRM TIERRA WEST LLC, 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 8/29/24. I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 8/11/24 AND HAVE DETERMINED BY VISUAL INSPECTION THAT ALL INFORMATION REPRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS CERTIFICATION IS SUBMITTED IN SUPPORT OF A REQUEST FOR DRAINAGE CERTIFICATION FOR PERMANENT CERTIFICATE OF OCCUPANCY.

EXCEPTIONS: NONE TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THE RECORDING ENGINEER'S RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN N.M.P.E. # 7868  
 STATE OF NEW MEXICO  
 PROFESSIONAL ENGINEER



**NOTICE TO CONTRACTORS**

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
2. ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HEREON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF ALBUQUERQUE INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1985.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 765-1234, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL CONNECTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

**EROSION CONTROL NOTES**

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
6. ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3/4" GRAVEL.

**DRAINAGE SUMMARY**

THE SITE IS LOCATED IN THE SOUTHEAST QUADRANT OF 6 TH STREET AND CUTLER AVE. NW. THE IMPROVEMENTS ON THE 2.41 ACRE PROPERTY (TWO TRACTS) ARE ALL EXISTING INCLUDING A CONVENIENCE STORE, HEAVY DUTY FUELING AND LIGHT DUTY VEHICLE FUELING (BUILT IN 1983) WITH THE EXCEPTION OF THE PROPOSED 1,342 SF BUILDING ADDITION AND MINOR STRIPING OF THREE PARKING STALLS AND A PEDESTRIAN ACCESS ROUTE FROM THE BUILDING TO 6 TH STREET. THE PROPOSED BUILDING ADDITION WILL REPLACE AN EXISTING PAVED AREA. THERE WILL BE NO INCREASE TO IMPERVIOUS AREAS.

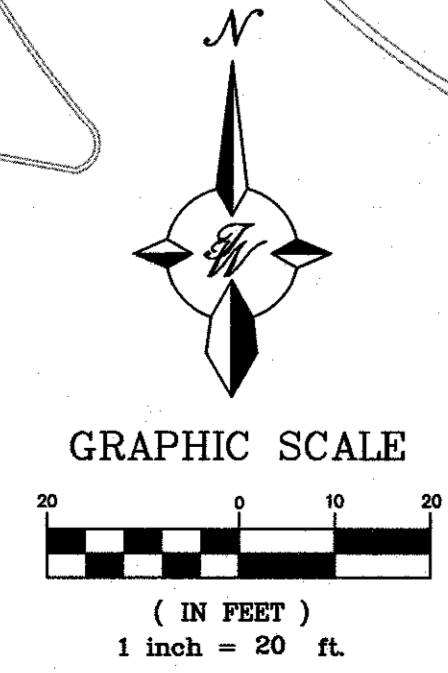
THE SITE DRAINS TO TWO EXISTING PARKING AREA SURFACE DETENTION PONDS WHICH IN TURN DRAIN TO TWO EXISTING STORM SEWER DROP INLETS IN 6 TH STREET PER THE APPROVED DRAINAGE PLAN PREPARED BY JAMES L. LEYMON, JR., P.E. (STAMP DATE 6-22-83). THE SITE DRAINS VIA SURFACE FLOWS TO THE TWO PARKING AREA PONDS. OUTLETS FROM THESE PONDS CONSIST OF A 4" PVC OUTLET PIPE AT EACH POND, CONNECTED FROM THE ONSITE CURB FACE TO TWO EXISTING DROP INLETS LOCATED ON THE EAST CURB LINE WITHIN 6 TH STREET. THE EXISTING DRAINAGE FLOW PATTERNS, DETENTION PONDING AND POND OUTFALLS WILL REMAIN AS IS.

EXISTING GRADES SHOWN ON THIS PLAN ARE BASED ON AS-BUILT INFORMATION. THE GRADING INFORMATION SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION OF THE PROPOSED BUILDING ADDITION.

**NOTE**  
 ALL GRADES ARE TO FLOWLINE UNLESS OTHERWISE INDICATED

**CAUTION**

ALL EXISTING UTILITIES SHOWN WERE OBTAINED FROM RESEARCH, AS-BUILTS, SURVEYS OR INFORMATION PROVIDED BY OTHERS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONDUCT ALL NECESSARY FIELD INVESTIGATIONS PRIOR TO AND INCLUDING ANY EXCAVATION, TO DETERMINE THE ACTUAL LOCATION OF UTILITIES AND OTHER IMPROVEMENTS. PRIOR TO STARTING THE WORK, ANY CHANGES FROM THIS PLAN SHALL BE COORDINATED WITH AND APPROVED BY THE ENGINEER.



ENGINEER'S SEAL  RONALD R. BOHANNAN P.E. #7868	<b>LOVE'S ALBUQUERQUE, NM</b> <b>GRADING PLAN</b>	DRAWN BY pm DATE 8-29-24
	 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # <b>GR-1</b> JOB # 2024072