

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

April 24, 2025

Ronald Bohannon, P.E.  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: 2500 Phoenix Ave. NE**  
**Menaul & Vasser**  
**Grading & Drainage Plan**  
**Engineer's Stamp Date: 01/03/2025**  
**Hydrology File: H16D156**  
**ABQ-PLAN File: HYDR-2025-00060**

Dear Mr. Bohannon:

Based upon the information provided in your submittal received 04/03/2025, the Grading & Drainage Plan is **not** approved for Grading Permit or Building Permit. The following comments need to be addressed in a resubmittal for subsequent review and approval of the above referenced project:

PO Box 1293

Albuquerque

NM 87103

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1. Revisions to Grading & Drainage Plans (G&D Plans) require a **current** Engineer's stamp and date. Revisions and corrections were made to the G&D Plans per the response letter dated April 2, 2025, yet the Engineer's stamp date is still 01/03/2025, and not acceptable.
2. From previous Comment No. 8 (CABQ Hydrology review of 03/11/2025): Sheet C2.0: From field observations, the existing 30' Private Access and Drainage Easement appears to be providing access to the property/parcel/business to the east of this project which would be adversely affected by the proposed retaining wall, both for vehicular access and stormwater conveyance.

**Response:** The access for Tract 1-D (the property/parcel/business in question) will divert to entering/exiting from Tract 2 (east of the property/parcel/business in question). This is shown on the grading plan with the callout "Future driveway." The owner for Tract 2 has agreed to the proposed driveway.

Please provide a copy of the agreement from the owner of Tract 2, with acknowledgment of the stormwater impacts to property if drainage easement to the west is vacated or abandoned.

3. Additional plan sheets are referenced on the submitted G&D Plans and should be included in the re-submittal package.
4. The Waiver Application provided in this submittal states as justification that there is an existing 22-ft of fall from the southwest to the northwest which is not correct, thus the Waiver Application is not approved.

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5. Prepare and provide a response to the above items in a subsequent re-submittal for further review of the G&D Plan package.

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 505-924-3362 or [richardmartinez@cabq.gov](mailto:richardmartinez@cabq.gov).

Sincerely,

Richard Martinez, P.E.  
Senior Engineer, Hydrology  
Planning Department

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