

# CITY OF ALBUQUERQUE

*Planning Department*  
Alan Varela, Director



*Mayor Timothy M. Keller*

May 13, 2025

Donna Sandoval  
Tierra West, LLC  
5571 Midway Park Place NE  
Albuquerque, NM, 87109

**RE: San Roque & La Serena  
441 Coors NW  
Permanent Certificate of Occupancy – Approved for Phase 1  
Engineer's Certification Date: 5/6/25  
Engineer's Stamp Date: 11/10/2021  
Hydrology File: R16D101**

Dear Ms. Sandoval:

PO Box 1293  
Albuquerque  
NM 87103

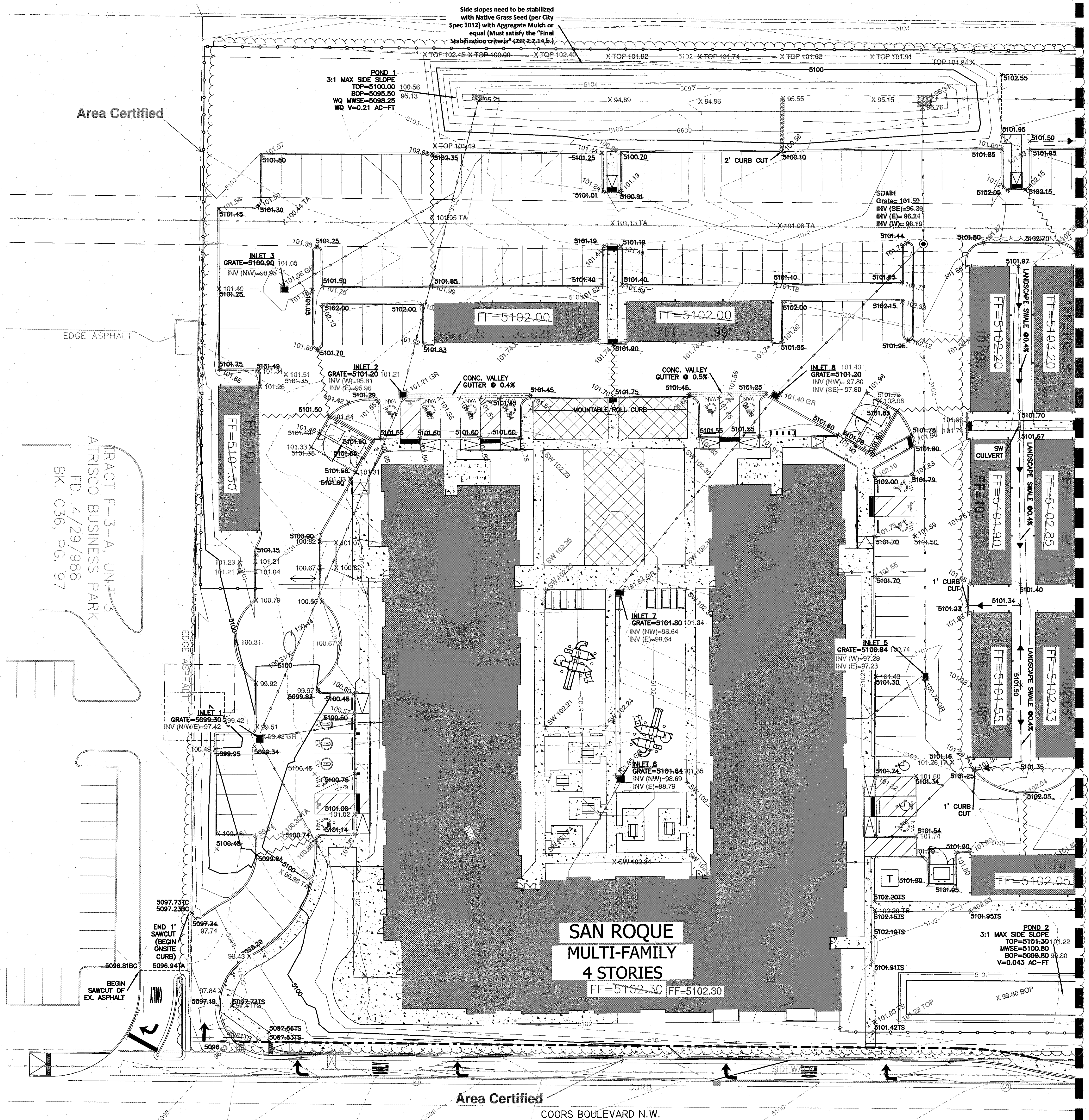
Based on the Engineer's Partial Grading and Drainage Certification received 05/07/2025, and the site visit on 05/07/2025, this letter serves as an approval from Hydrology Section for a Permanent Certificate of Occupancy to be issued by the Building and Safety Division for Phase 1 of the Subject project.

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

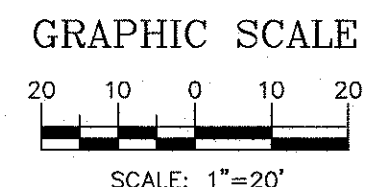
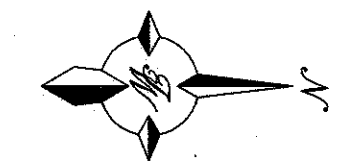
Sincerely,

[www.cabq.gov](http://www.cabq.gov)  
Anthony Montoya, Jr., P.E., CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services





\*FF=102.98\*  
Indicates FF Elevation at Garage Door Openings



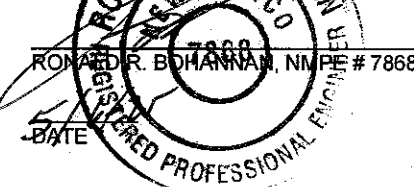
SPOT ELEVATION NOTE:  
ALL SPOT ELEVATIONS SHOWN ARE FLOWLINE/BOTTOM  
OF CURB UNLESS OTHERWISE NOTED.

**DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR**

I, RONALD R. BOHANNAN, NMPE # 7868, OF THE FIRM, TERRA 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 12/30/21. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS #18374, OF THE FIRM, CARTESIAN SURVEYS, INC.  
I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 12/16/21 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.

EXCEPTIONS:  
NONE TAKEN

THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIALLY SUPPORT THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD INFORMATION ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.



(SEAL)

**LEGEND**

- PROPOSED CURB & GUTTER
- BOUNDARY LINE
- BUILDING
- SIDEWALK
- STORM DRAIN
- WATER LINE
- FIRE LINE
- SANITARY SEWER
- WATER BLOCK
- CONTOUR MAJOR
- CONTOUR MINOR
- SPOT ELEVATION
- FLOW ARROW
- EXISTING CURB & GUTTER
- PROPOSED BOUNDARY LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- EXISTING WATER LINE
- CONCRETE VALLEY GUTTER
- SAWCUT EXISTING ASPHALT
- LANDSCAPE SWALE

**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, 785-1234, 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.

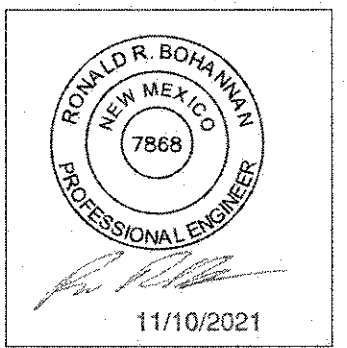
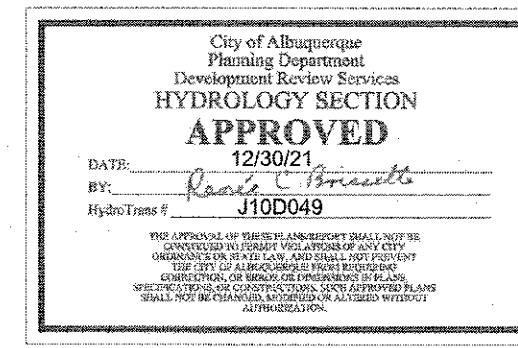
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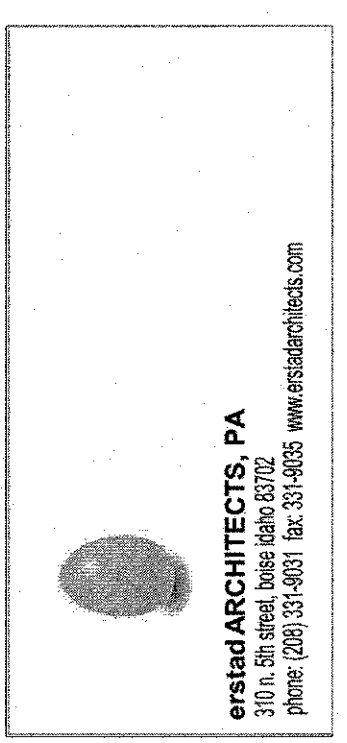
**Hydrology Certification for PCO 5/06/25**

**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.



11/10/2021



**TERRA WEST, LLC**  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505) 858-3100  
www.terrawestllc.com

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**san roque & la serena**  
457 coors blvd. nw  
albuquerque, new mexico 87121

no.	desc.	date
F	VE/ES/CC	12.13.21

revision:

project: 2020010  
date: 12.13.2021  
drawn: vp, bf  
checked: vp

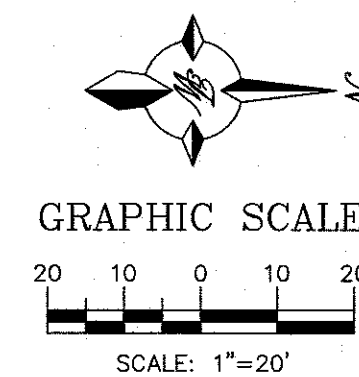
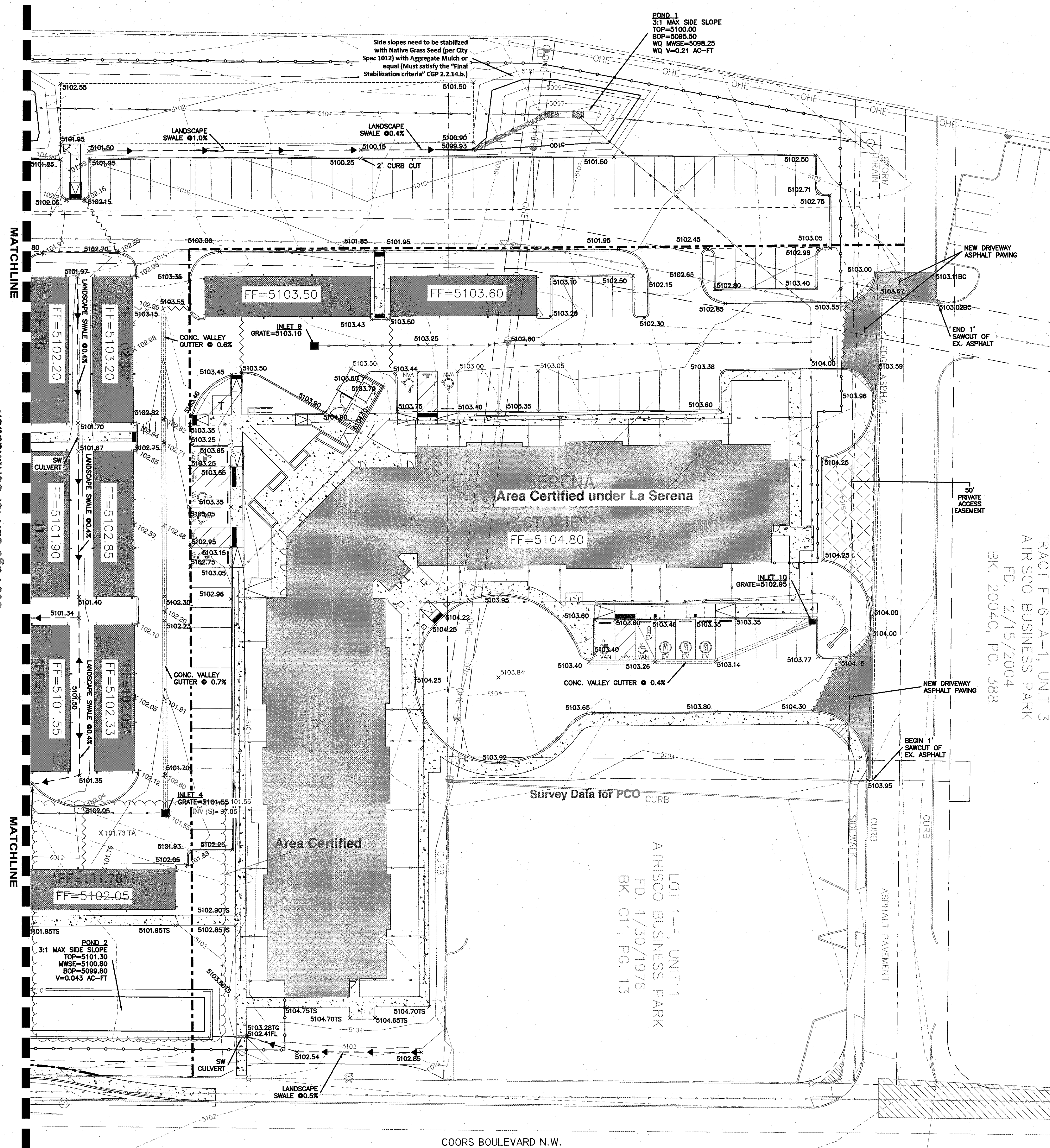
**Permit Set**

**Grading & Drainage Plan**

**c2.1**



See Page C2.1 for Continuation



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RONALD R. BOHANNAN, NMPE # 7868  
TERRA WEST LLC  
DATE: 5/10/21  
PROFESSIONAL SURVEYOR

(SEAL)

**\*FF=102.98\***  
**Indicates FF Elevation at Garage Door Openings**

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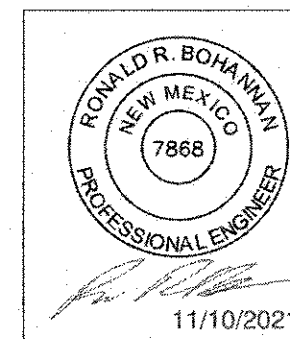
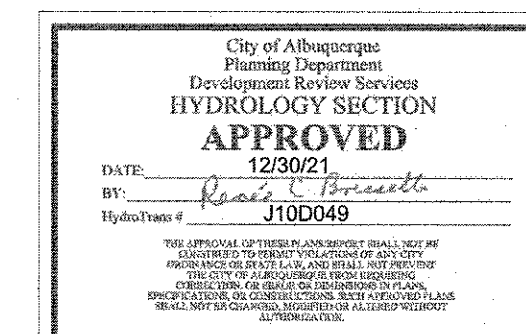
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**Hydrology Certification for PCO**  
**4/17/25**

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3011 5th Street, Suite 100, Santa Fe, NM 87505  
Phone: (505) 838-5100 www.erstadarchitects.com

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15571 MIDWAY PARK PLACE NE  
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**san roque & la serena**  
457 coors blvd. nw  
albuquerque, new mexico 87121

revision:  
no. desc. date  
F VE/ES/CC 12.13.21

project: 2020010  
date: 12.13.2021  
drawn: vp, bf  
checked: vp

**Permit Set**

**Grading & Drainage Plan**

**c2.2**