

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

October 3, 2025

Shawn Biazar, P.E.  
SBS Construction and Engineering, LLC  
7632 William Moyers Avenue, NE  
Albuquerque, NM 87114

**RE: 4915 Lomas Blvd NE**  
**Temporary Certificate of Occupancy**  
**Engineer's Certification Date: 9/29/2025**  
**Engineer's Stamp Date: 07/18/2024**  
**Hydrology File: J17D006**  
**Case # HYDR-2025-00349**

Dear Mr. Biazar:

Based on the Engineer's Grading and Drainage Certification received 9/30/2025 and site visit on 10/03/2025, this letter serves as a conditional approval from the Hydrology Section for a 30-day Temporary Certificate of Occupancy for 4915 Lomas Blvd NE to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

1. Please provide the Drainage Covenant with Exhibit A for the stormwater quality ponds per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to Hydrology. Apply for a Covenant in the ABQ-PLAN system. Upload the Drainage Covenant and Exhibit A as attachments.
2. Complete the construction of the sidewalk culvert along Lomas per the approved plan.

Please resubmit for a request for permanent release of Certificate of Occupancy once the above items are complete.

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 & Building Services Division

## DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: 4915 Lomas Boulevard, NE Hydrology File # J17D006

Legal Description: Lot 1-A, WA Richardson's Subdivision

City Address, UPC, OR Parcel: 4519 Lomas Boulevard, NE, Albuquerque, NM 87110

Applicant/Agent: SBS Construction & Engineering, LLC

Contact: Shawn Biazar

Address: 10431 4th Street, NW, Albuquerque, NM 87114

Phone: 505-804-5013

Email: aeccllc@aol.com

Applicant/Owner: Eric Munn

Contact: Eric Munn

Address: 717 Cagua Drive, NE, Albuquerque, NM 87108

Phone:

Email: holybarbarian@yahoo.com

(Please note that a DFT SITE is one that needs Site Plan Approval & ADMIN SITE is one that does not need it.)

TYPE OF DEVELOPMENT:

☐  
☐

PLAT (#of lots) \_\_\_\_\_

DFT SITE

☐  
☒

RESIDENCE

ADMIN SITE

RE-SUBMITTAL: ☐ YES ☒ NO

DEPARTMENT:

☐

TRANSPORTATION

☒

HYDROLOGY/DRAINAGE

Check all that apply under Both the Type of Submittal and the Type of Approval Sought:

### TYPE OF SUBMITTAL:

- ☒ ENGINEER/ARCHITECT CERTIFICATION
- ☐ PAD CERTIFICATION
- ☐ CONCEPTUAL G&D PLAN
- ☐ GRADING & DRAINAGE PLAN
- ☐ DRAINAGE REPORT
- ☐ DRAINAGE MASTER PLAN
- ☐ CLOMR/LOMR
- ☐ TRAFFIC CIRCULATION LAYOUT (TCL) ADMINISTRATIVE
- ☐ TRAFFIC CIRCULATION LAYOUT FOR DFT APPROVAL
- ☐ TRAFFIC IMPACT STUDY (TIS)
- ☐ STREET LIGHT LAYOUT
- ☐ OTHER (SPECIFY) \_\_\_\_\_

### TYPE OF APPROVAL SOUGHT:

- ☐ BUILDING PERMIT APPROVAL
- ☒ CERTIFICATE OF OCCUPANCY
- ☐ CONCEPTUAL TCL DFT APPROVAL
- ☐ PRELIMINARY PLAT APPROVAL
- ☐ FINAL PLAT APPROVAL
- ☐ SITE PLAN FOR BLDG PERMIT DFT APPROVAL
- ☐ SIA/RELEASE OF FINANCIAL GUARANTEE
- ☐ FOUNDATION PERMIT APPROVAL
- ☐ GRADING PERMIT APPROVAL
- ☐ SO-19 APPROVAL
- ☐ PAVING PERMIT APPROVAL
- ☐ GRADING PAD CERTIFICATION
- ☐ WORK ORDER APPROVAL
- ☐ CLOMR/LOMR
- ☐ OTHER (SPECIFY) \_\_\_\_\_

DATE SUBMITTED: 9/29/2025

# *SBS CONSTRUCTION AND ENGINEERING, LLC*

September 29, 2025

Mr. Antony Montoya, Jr., P .E.  
Senor Engineer, Hydrology  
City of Albuquerque Planning Department Review Service  
PO Box 1293, 600 Second Street, NW  
Albuquerque, NM 87103

**Re: Dia De Las Baristas, 4519 Lomas Blvd., NE, Grading and Drainage Plan, File  
Number J17D006, Temporary Certificate of Occupancy**

Dear Mr. Montoya:

Attached please find copy of As-Built Certification for the above referenced site. We are requesting a temporary certificate of occupancy for this site. All the site work is complete. However the contractor forgot to construct sidewalk culvert along Lomas Blvd. He is in processing of obtaining permit and construct the culvert.

Attached As-Built grading plan is a little different form the approved one. During the construction the contractor realized the existing grades in the northwest corner by the alley are not correct and are lower than the grades along Lomas. The building pad was already done and some of the curb along the building was also constructed. Checking the grades, we realized that can not drain the northwest corner into the pond by Lomas as per grading plan. At that time, I came to meet with you and discuss the solution. However, you were out of office and I met with Mr. Tiequan Chen and he agreed to eliminate the west pond along Lomas and drain the water into the Alley in the back. He said we do not need to resubmit and can do as-built certification. Attached plan reflects all the changes.

If you require additional information regarding this project, please do not hesitate to contact me at (505) 804-5013.

Sincerely,

*Shawn Biazar*

Shawn Biazar, Managing Member

Enclosures  
JN: 202319



