

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

February 5, 2026

Derek Bohannon  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: Mister Car Wash – Retaining Wall  
1020 Juan Tabo Blvd NE  
Grading and Drainage Plans  
Engineer’s Stamp Date: 1/15/26  
Hydrology File: J22D074  
Case # HYDR-2025-00392**

Dear Mr. Bohannon:

PO Box 1293

Based upon the information provided in your submittal received 01/23/2026, the Grading Plan for Retaining Wall is approved for Retaining Wall Permit. Please attach a copy of this approved plan in the construction sets for Building Permit processing along with a copy of this letter.

Albuquerque

At this time Hydrology will not require an engineering certification for C.O. for this permit

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., CFM  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

January 22<sup>nd</sup>, 2026  
Shahab Biazar  
City Engineer  
600 2<sup>nd</sup> Street  
Albuquerque, New Mexico

**RE: RETAINING WALL AT MISTERS CARWASH  
1020 JUAN TABO – MISTER CAR WASH  
NORTHERLY 135 FT TRACT OF LAND IN PORTION W/2 OF SW/4 OF SEC 15 T10N  
R4E & WEST ½ VACATED ALLEY WAY**

Dear Mr. Shahab Biazar,

Tierra West LLC is requesting a review and comments for a proposed retaining wall at the subject site. The subject site is located at 1020 Juan Tabo Blvd NE, legally described as Northerly 135 FT Tract of Land in Portion W/2 Of SW/4 Of Sec 15 T10N R4E & West 1/2 Vacated Alley Way approximately 1.0 acre in area. The proposed development is for a 4,720 square foot self-service car wash facility.

The city's hydrology department has previously reviewed and approved the grading and drainage plan associated with the proposed development.

**Request**

Upon building permit review, it was brought to our attention that the northern retaining wall exceeds the 3-foot street side yard height limit for walls in Mixed-Use zone districts. The retaining wall height varies from 0.5 – foot tall to 6.94 – foot tall. The height of the retaining wall is measured from within the property. In addition to the retaining wall, there will be a 4-foot fall protection guard rail. See attached wall plan and profile.

The retaining wall is approximately 30 feet in length, with approximately 25 feet exceeding the allowable 3 feet in height. Please note that the 3' height limitation is not exceeded when measured from the public ROW side of the wall, and that all areas of excess height occur internally to the site.

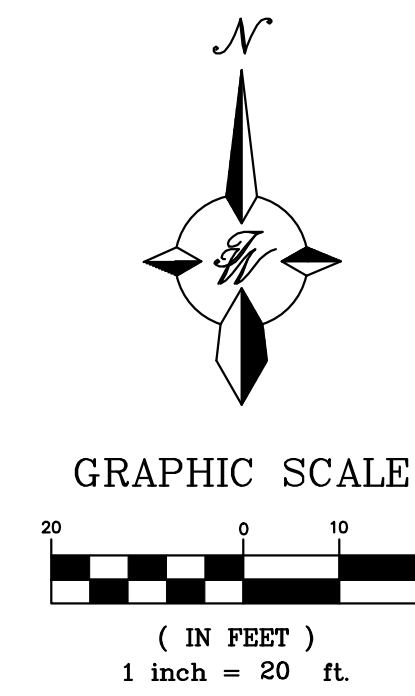
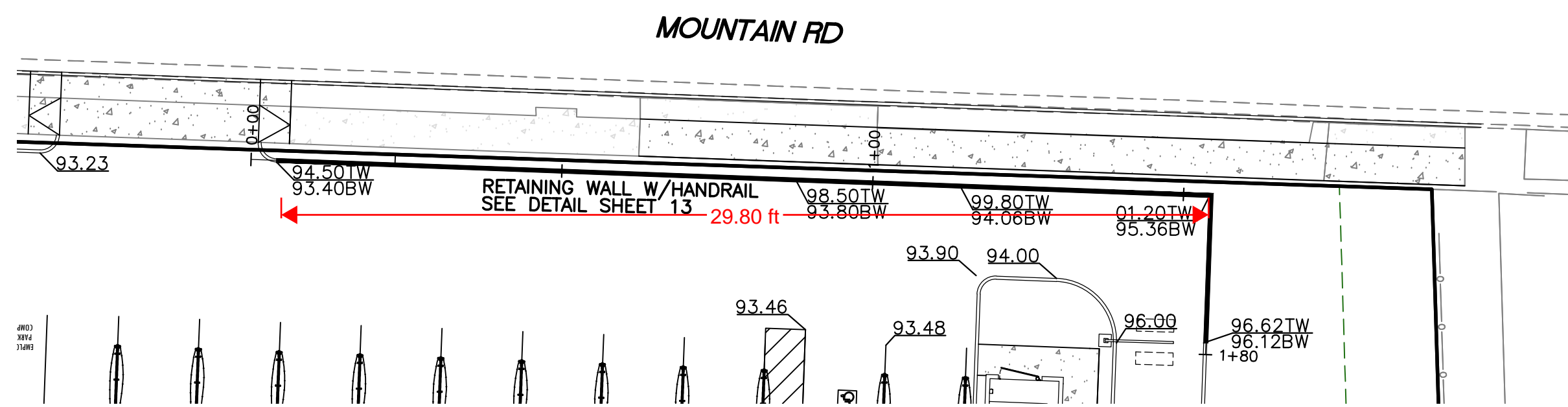
**Conclusion**

Tierra West LLC, request review and approval by the City Engineer, to allow a taller wall on the northern boundary of the subject property. The tallest point of the retaining wall is 6.94 – feet in height, with an additional 4-feet of fall protection.

Sincerely,

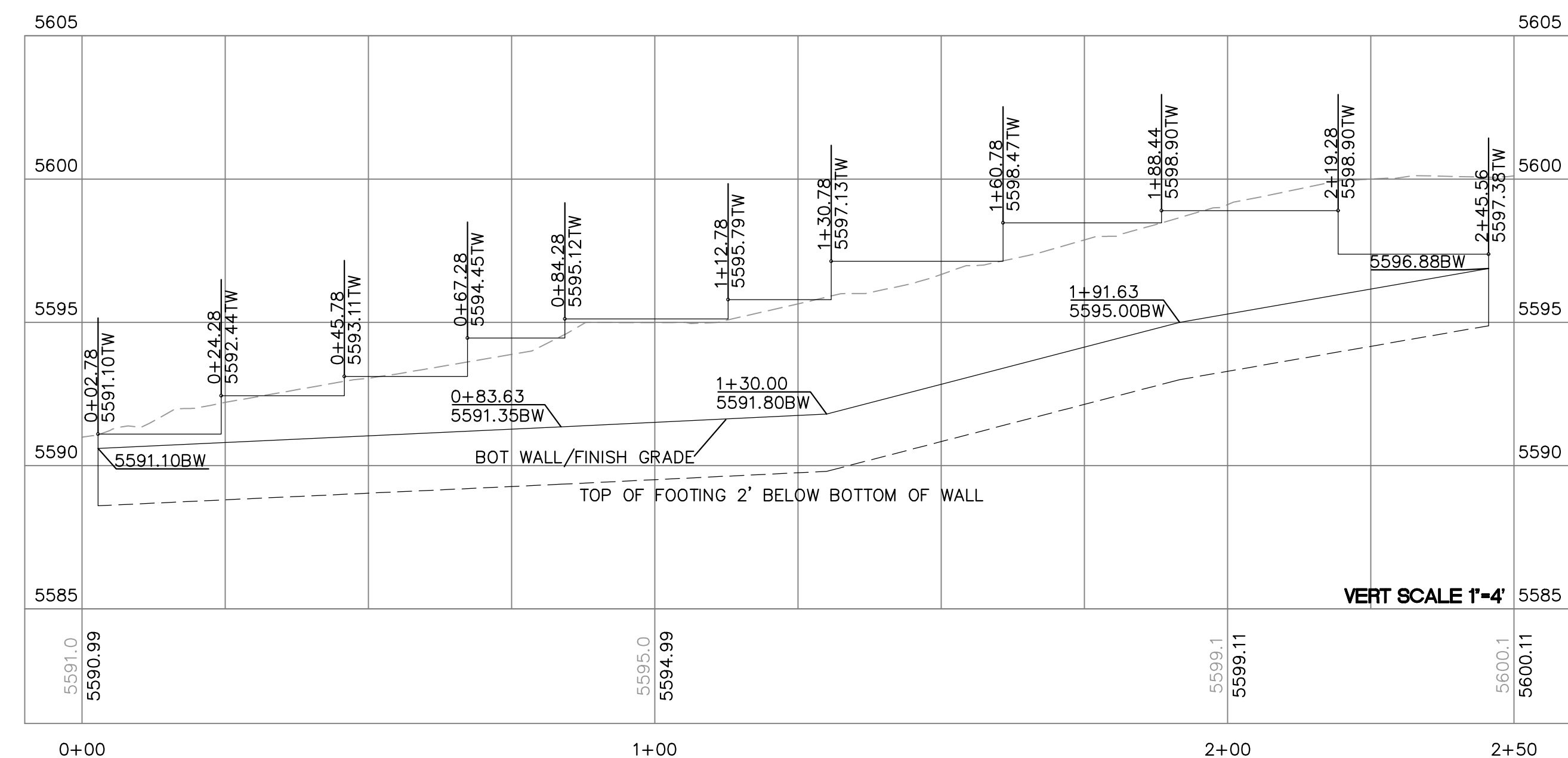
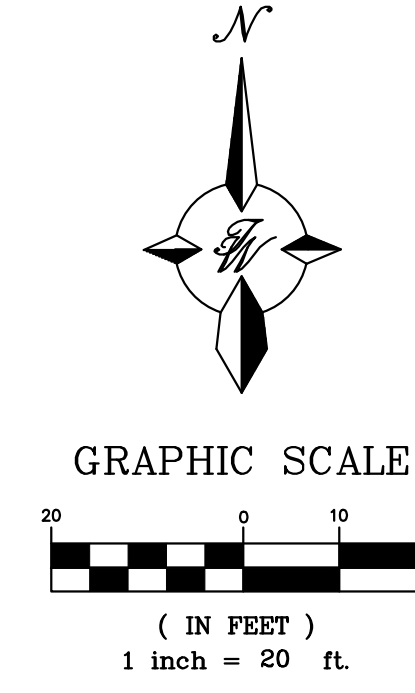
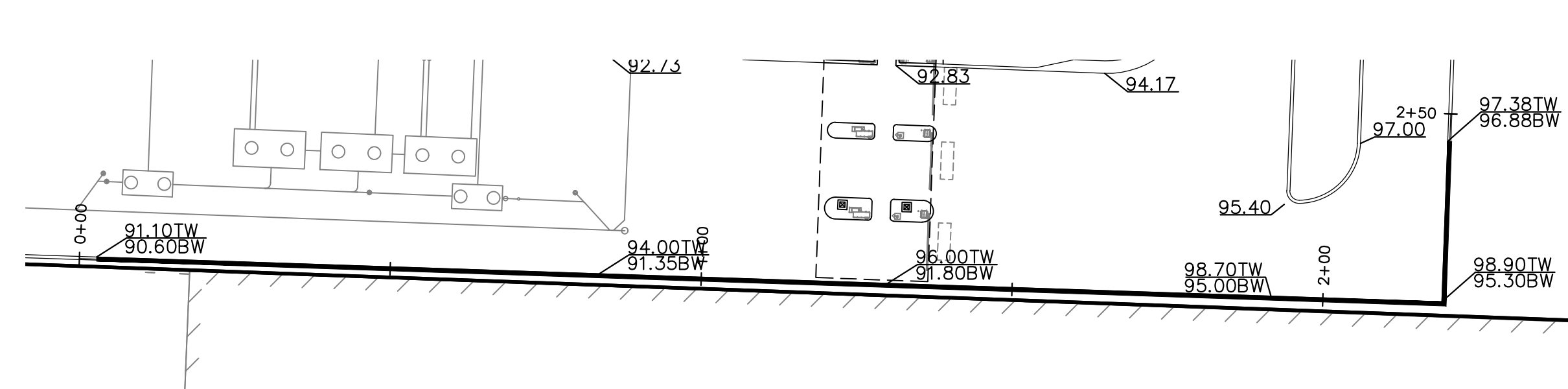
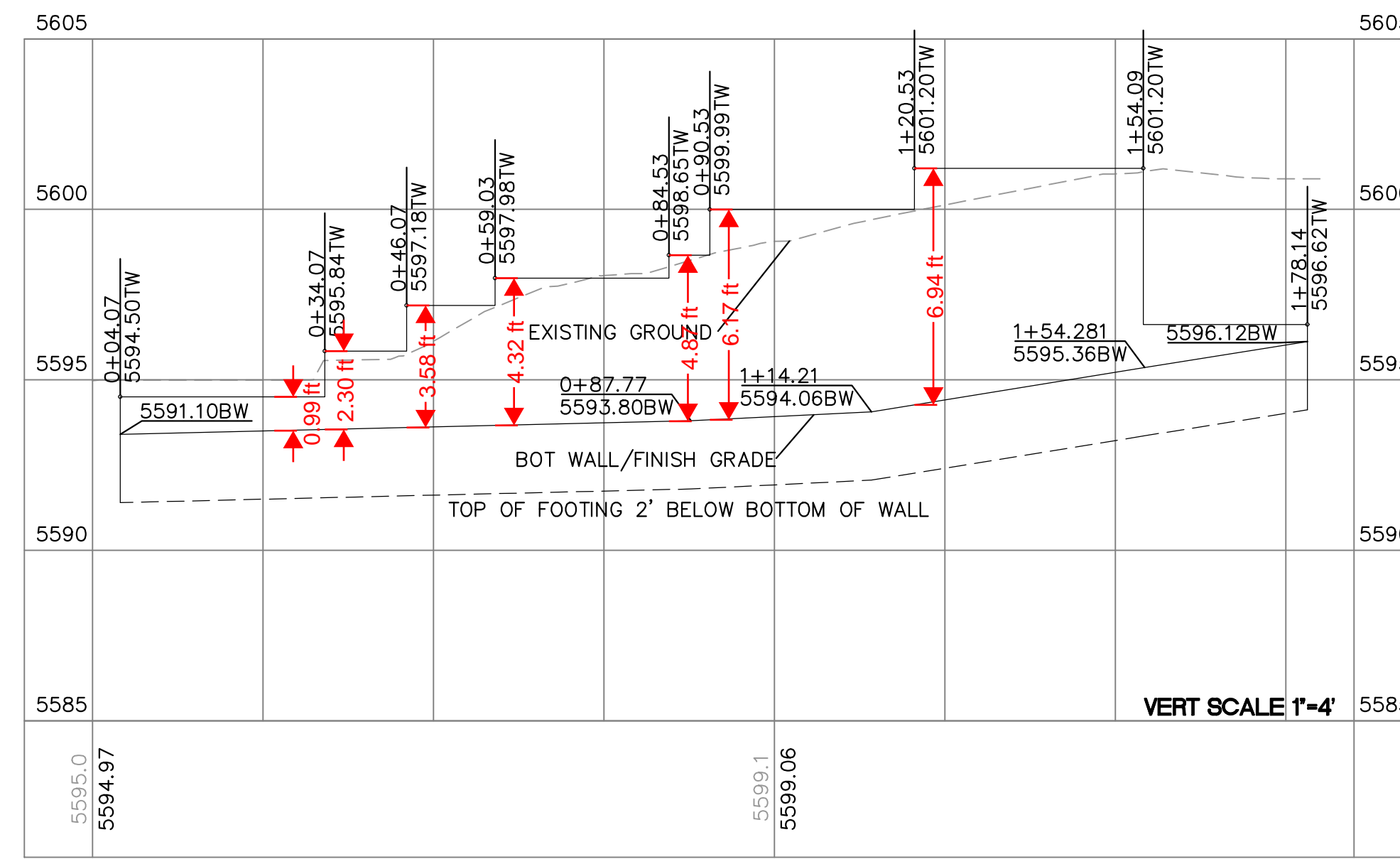


Sergio Lozoya  
Sr. Planner  
JN: 2025017  
sl/RRB



**LEGEND**

	CURB & GUTTER
	BOUNDARY LINE
	BUILDING
	RETAINING WALL
	CONCRETE SIDEWALK
	EXISTING CURB & GUTTER
	EXISTING SAS MH
	EXISTING GATE VALVE
	EXISTING WATERLINE
	EXISTING SAS
	8" SAS
	SANITARY SEWER LINE
	8" WL
	WATERLINE
	FLOODPLAIN LIMIT
	FLOODPLAIN



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

DATE: 2/5/2026  
BY: *[Signature]*  
HydroTrans # J22D074

THE APPROVAL OF THESE PLANS/REPORTS SHALL NOT BE CONSIDERED TO PERMIT VIOLATIONS OF ANY CITY ORDINANCE OR STATE LAW, AND SHALL NOT PREVENT THE CITY OF ALBUQUERQUE FROM REQUESTING CORRECTIONS 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.

**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.

	<b>MISTER CAR WASH</b> <b>ALBUQUERQUE, NM</b>	DRAWN BY pm
	<b>WALL PLAN AND PROFILE</b>	DATE 1-15-26
		DRAWING
		SHEET # <b>8</b>
		JOB # 2025017