

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

February 24, 2026

Shahram Biazar, P.E.
SBS Construction and Engineering, LLC
7632 William Moyers Ave NE
Albuquerque, NM 87122

**RE: Ritecon Warehouse
519 Oliver Ross Dr NW
PERMANENT C.O. – Accepted
Engineer’s Certification Date: 02/12/2026
Engineer’s Stamp Date: 05/15/20
Hydrology File: K09D042
Case # HYDR-2026-00061**

PO Box 1293

Dear Mr. Biazar:

Albuquerque

Based on the Certification received 2/19/2026 and the site visit on 2/24/2026, this letter serves as an approval from Hydrology Section 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 505-924-3995 or baileythompson@cabq.gov.

www.cabq.gov

Sincerely,

Bailey Thompson, E.I.T.
Engineer Associate, Hydrology
Planning Department, Development Review Services



City of Albuquerque

Planning Department
Development & Building Services Division

DRAINAGE AND TRANSPORTATION INFORMATION SHEET (DTIS)

Project Title: _____ Hydrology File # _____

Legal Description: _____

City Address, UPC, OR Parcel: _____

Applicant/Agent: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

Applicant/Owner: _____ Contact: _____

Address: _____ Phone: _____

Email: _____

(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) _____ RESIDENCE
DFT SITE 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: _____

SBS CONSTRUCTION AND ENGINEERING, LLC

February 16, 2026

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

Re: **Final Certificate of Occupancy Request for 519 Oliver Ross Dr. NW**
Hydrology File: K09D042

Dear Mr. Montoya:

SBS Construction and Engineering is requesting a Final Certificate of Occupancy for the above site. All the onsite work including curbs, landscaping, ponding and paving are complete. However, there has been a mis communication between the Engineer and Owner/Contractor. ABQ Engineering had prepare another grading plan for this site showing the construction of sidewalk culvert for overflow of ponding. Apparently that grading plan was modified with the attached approved plan that does not show the sidewalk culvert anymore and includes ponding behind the sidewalk and use of existing storm drain pipe for the discharge.

The approved plan was not given to the contractor and the original plan with the sidewalk culvert was built. However, after investigation by the contractor to build the ponding behind the sidewalk, they encounter some utility lines, especially gas line that will be exposed above ground if the pond was to be build. We are requesting a final certificate of occupancy since all the work is done according the approved grading plan, except the sidewalk culvert. This site has a lots of ponding and do not believe the discharge through the sidewalk culvert will have adverse effect in the overall drainage plan. In addition the storm drain stub with elevations shown, will have effect on the dry utilities. Please see attached As-Built Plan.

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: 202602

