

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

August 26, 2025

Mitchell Monnin  
Burkhardt Engineering  
28 North Cherry St.  
Germantown, OH, 45327

**RE: Goodwill Bluewater  
270 98<sup>th</sup> Street NW  
Permanent C.O. – Accepted  
Engineer’s Certification Date: 12/10/24  
Engineer’s Stamp Date: 8/4/2025  
Hydrology File: K09D048E  
Case # HYDR-2025-00272**

Dear Mr. Monnin:

PO Box 1293

Based on the Certification received on 08/05/2025 and site visit on 8/4/2025, this letter serves as an approval from the Hydrology Section for a **Permanent Certificate of Occupancy** to be issued by the Building and Safety Division.

Albuquerque

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

NM 87103

Sincerely,

[www.cabq.gov](http://www.cabq.gov)

Anthony Montoya, Jr., P.E., C.F.M.  
Senior Engineer, Hydrology  
Planning Department, Development Review Services

GRADING LEGEND	
M/E	MATCH EXISTING PAVEMENT GRADE
G/D	GROUND ELEVATION
S/W	SIDEWALK PAVEMENT
T/C	TOP-OF-CURB
P/V	PAVEMENT ELEVATION
F/F	FINISHED FLOOR ELEVATION
G/E	GRATE INLET ELEVATION
F/L	FLOW LINE
↔	SHEET FLOW
↔	GUTTER FLOW
3:1	SLOPE INDICATOR
+00.00	SPOT ELEVATION (+5200)
0000	PROP. CONTOUR
[Pattern]	LANDSCAPE AREA
[Pattern]	ROCK LINER / RIP-RAP

**PLANNING AND ZONING REQUIREMENTS**  
 Reference: City of Albuquerque Integrated Development Code  
 Zone: NR-BP (Non-Residential Business Park)  
 Proposed Use: General Retail, Small (<25K GFA)

**UTILITY CONTACT INFORMATION:**  
 SANITARY SEWER / WATER  
 Albuquerque Bernalillo County Water Utility Authority  
 Contact: Robert Strong  
 Telephone: 505.261.4429  
 Email: rstrong@abcwua.org

**GAS**  
 New Mexico Gas Company  
 Contact: Jacob Gallegos  
 Telephone: 505.697.3120  
 Email: jgallegos@nmgco.com

**ELECTRIC**  
 PNM (Public Service Company of New Mexico)  
 Contact: Chase LeJeune  
 Telephone: 505-362-4180  
 Email: Chase.LeJeune2@pnm.com

**TELECOM**  
 CenturyLink  
 Contact: Customer Service  
 Telephone: 865.465.2313

**PERMITTING CONTACT INFORMATION:**  
 PLANNING / ZONING / BUILDING  
 City of Albuquerque - Planning Department  
 Contact: Dean Kadell  
 Telephone: 505.924.3931  
 Email: dkadell@cabq.gov

**ROADS, ACCESS, & RIGHT-OF-WAY**  
 Albuquerque - Traffic Department  
 Contact: Serli Kanbar  
 Telephone: 505.924.3909  
 Email: SKanbar@cabq.gov

**GRADING & DRAINAGE**  
 City of Albuquerque - Planning Hydrology Department  
 Contact: Anthony Montoya  
 Telephone: 505.924.3314  
 Email: amontoya@cabq.gov

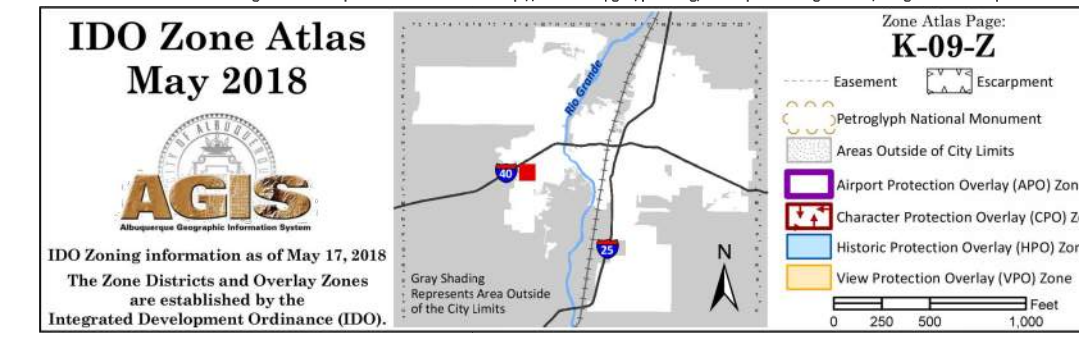
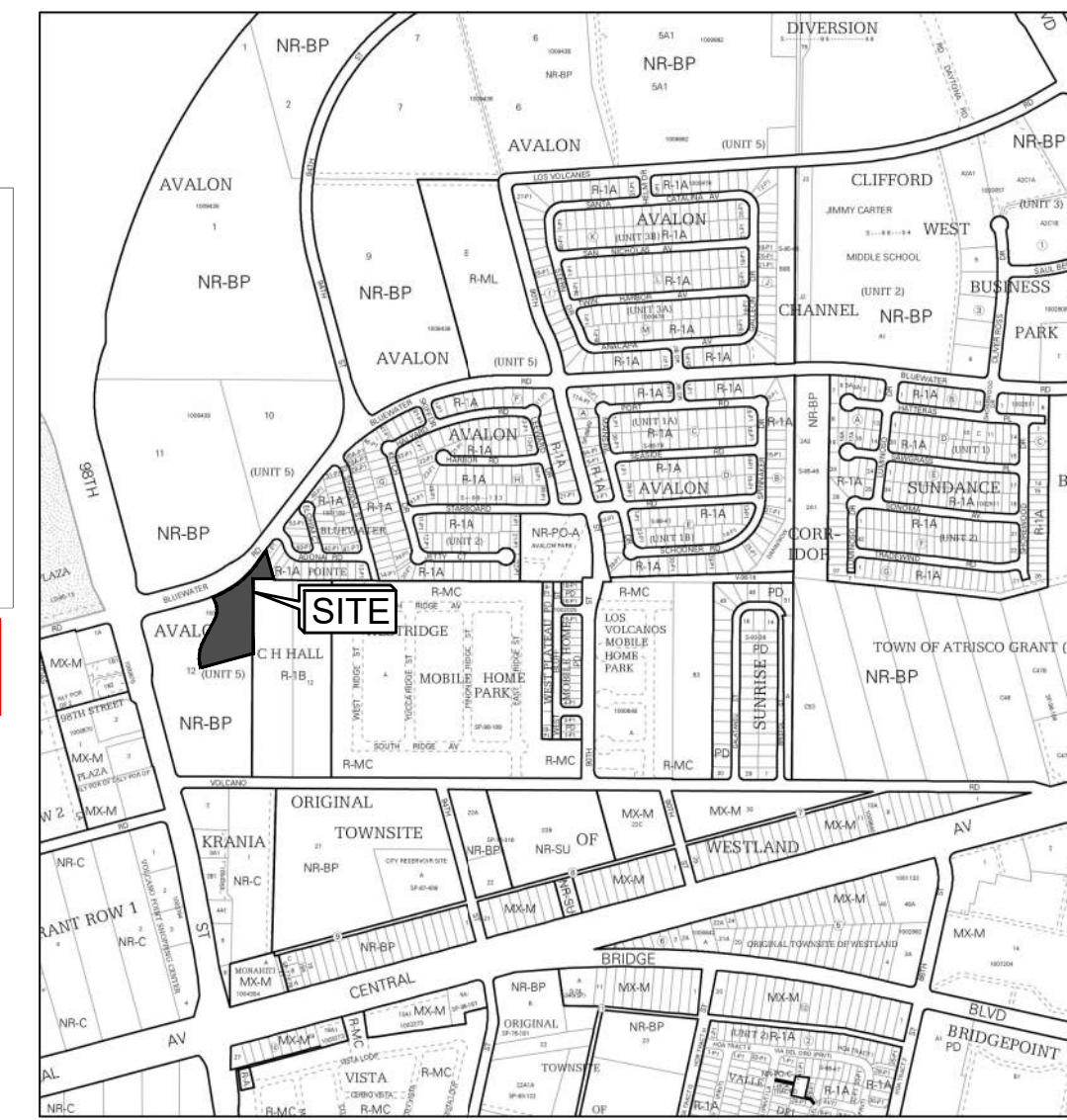
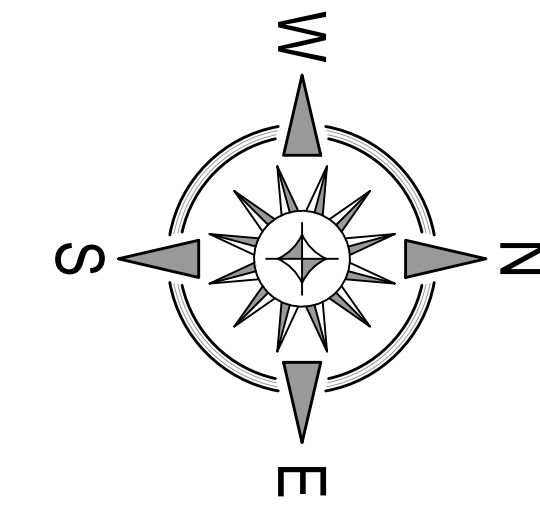
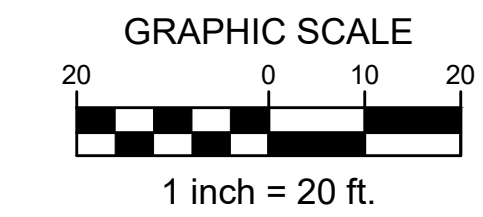
**SOLID WASTE**  
 City of Albuquerque - Code Enforcement  
 Contact: Herman Gallegos  
 Telephone: 505.761.8125  
 Email: hgallegos@cabq.gov

**FIRE 1**  
 City of Albuquerque - Fire Marshal's Office  
 Contact: Bob Nevarez  
 Telephone: 505.924.3614  
 Email: mevarez@cabq.gov

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, 924-3420) 14 days prior to any earth disturbance.

**VERTICAL & HORIZONTAL CONTROL:**  
 Reference - ALTA / NSPS Land Survey of the subject property prepared by CSI-Cartesian Surveys INC., dated, October 27th, 2021.

**TAKE CAUTION DURING EXCAVATION:**  
 THERE ARE UNDERGROUND UTILITY MAINS IN THE CONSTRUCTION AREA WHICH MAY NOT HAVE BEEN LOCATED ACCURATELY BY THE SURVEYOR / UTILITY OWNERS. NOTIFY "911" IN ADVANCE OF DIGGING TO HAVE LINES MARKED.



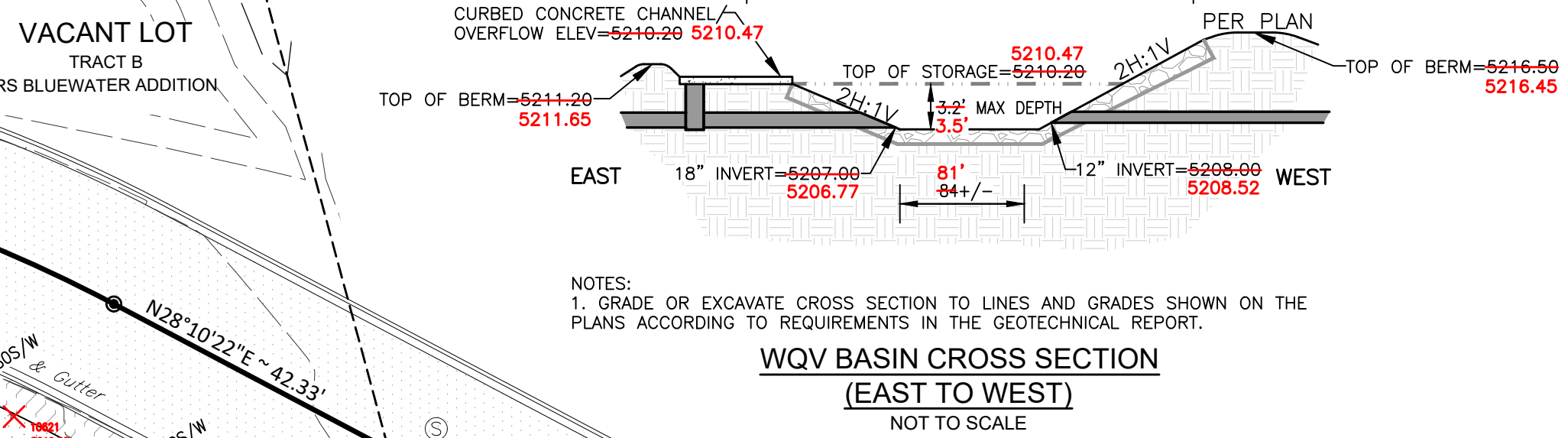
**DRAINAGE CERTIFICATION**

I, Ryan Joseph Morrisey, N.M.P.E. 25323, of the firm Burkhardt Engineering Company, hereby certify that this project has been graded and will drain in substantial compliance and in accordance with the design intent of the Grading & Drainage Plan, dated 12/20/2024.

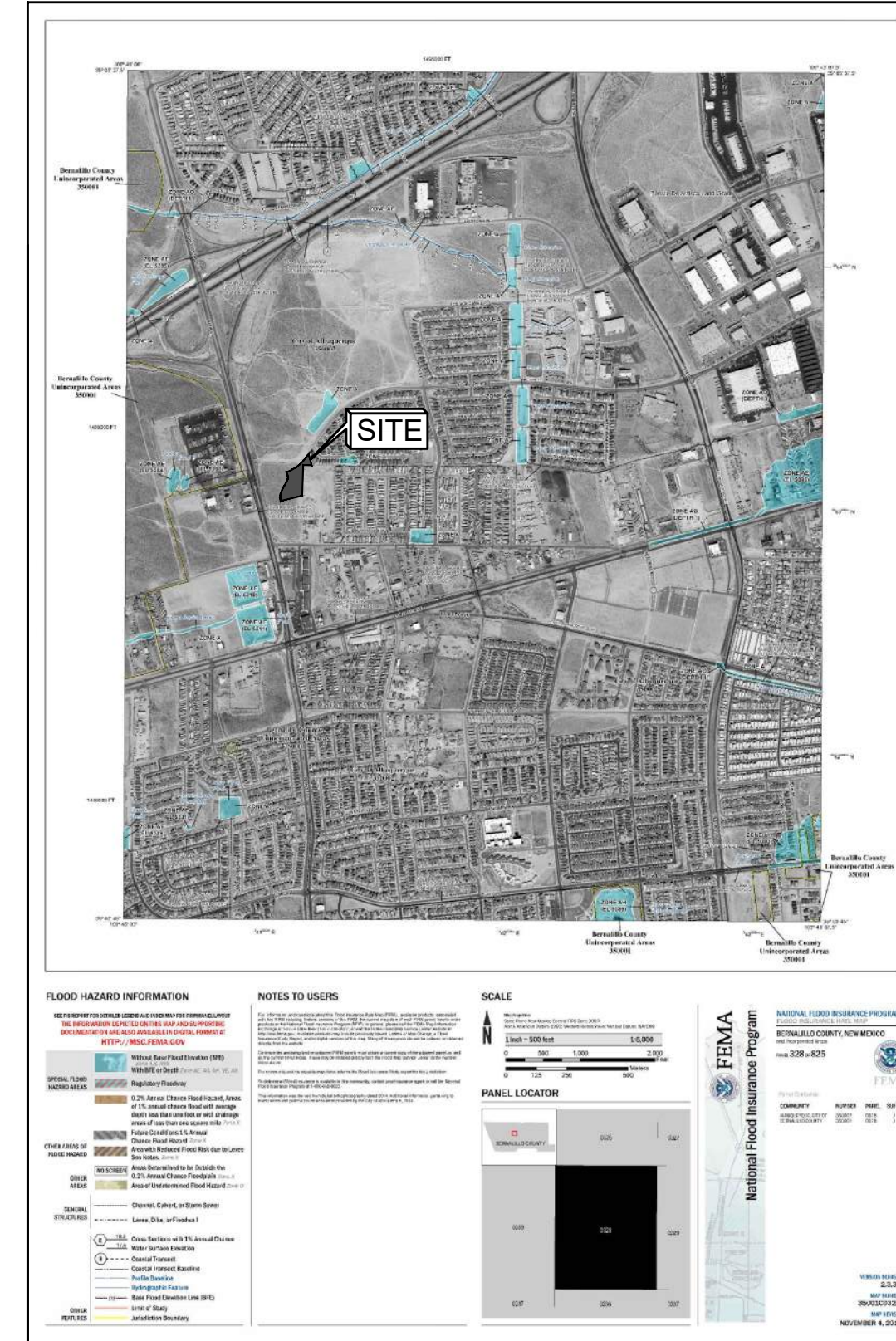
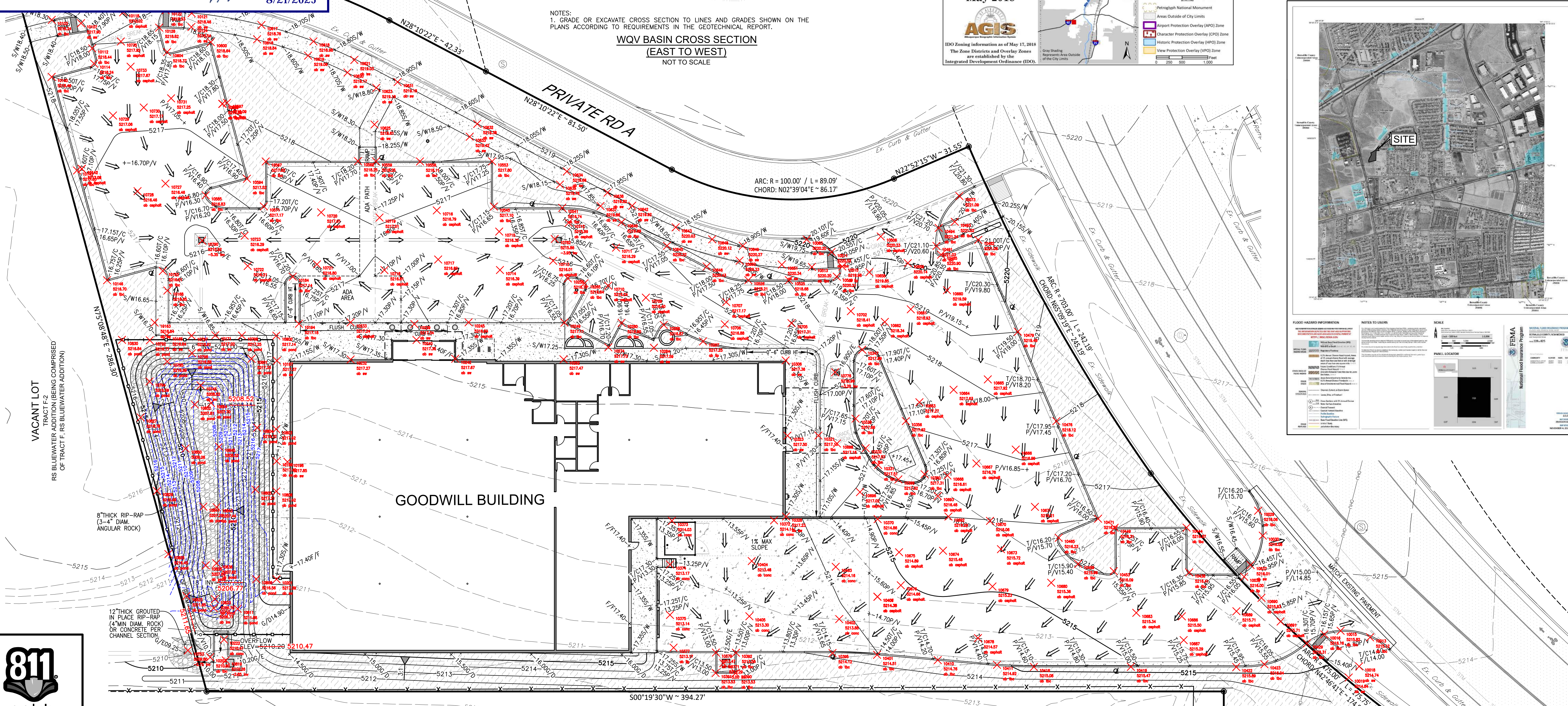
I further certify that I have personally reviewed photography and have determined by visual inspection that the survey data (obtained by Lenore Armitz, N.M.P.S. 15511, of the firm Breakline Engineering) provided is representative of actual site conditions and is true and correct to the best of my knowledge and belief.

This certification is submitted in support of a request for a permanent certificate of occupancy.

The record information presented herein is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.



**NOTES:**  
 1. GRADE OR EXCAVATE CROSS SECTION TO LINES AND GRADES SHOWN ON THE PLANS ACCORDING TO REQUIREMENTS IN THE GEOTECHNICAL REPORT.



FLOOD HAZARD INFORMATION	
[Symbol]	100 Year Flood Hazard
[Symbol]	500 Year Flood Hazard
[Symbol]	100 Year Flood Hazard with 2% Annual Chance Floodplain
[Symbol]	100 Year Flood Hazard with 0.2% Annual Chance Floodplain
[Symbol]	100 Year Flood Hazard with 0.02% Annual Chance Floodplain
[Symbol]	100 Year Flood Hazard with 0.002% Annual Chance Floodplain
[Symbol]	100 Year Flood Hazard with 0.0002% Annual Chance Floodplain
[Symbol]	100 Year Flood Hazard with 0.00002% Annual Chance Floodplain
[Symbol]	100 Year Flood Hazard with 0.000002% Annual Chance Floodplain
[Symbol]	100 Year Flood Hazard with 0.0000002% Annual Chance Floodplain

Date: \_\_\_\_\_  
 Description: \_\_\_\_\_  
 Item: \_\_\_\_\_

12/20/2024

**SITE DEVELOPMENT PLANS FOR**  
**Goodwill**  
 270 98<sup>TH</sup> STREET NW  
 CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

**BURKHARDT**  
 ENGINEERS & SURVEYORS  
 28 North Cherry Street | Garmatown, Ohio 43021 | Phone: 614-885-0969 | BURKHARDTINC.COM  
 CIVIL ENGINEERING | LAND SURVEYING | NATIONAL RETAIL SITE DEVELOPMENT

Design: MCM	Proj: 24-148
Draw: MCM	Dwg: 24-148.dwg
Check: RJM	Tab: C3.0-GP
Scale: 1" = 20'	
Date: 12.20.2024	
Sheet: GRADING PLAN	
Sheet No.: C-3.0	







August 5, 2025

Planning Department – Transportation & Hydrology  
City of Albuquerque  
600 2nd Street NW, Suite 201  
Albuquerque, NM 87102  
925.965.4475

RE: Drainage Certification for Goodwill – 270 98<sup>th</sup> Street NW (BP-2024-33715)

To whom it may concern,

I, Ryan Joseph Morrissey, NMPE 25323, of the firm Burkhardt Engineering Company, hereby certify that this project has been graded and will drain in substantial compliance and in accordance with the design intent of the Grading & Drainage Plan, dated 12/20/2024.

I further certify that I have personally reviewed photography and have determined by visual inspection that the survey data (obtained by Lenore Armijo, NMPS 15511, of the Firm Breakline Engineering) 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 a permanent certificate of occupancy.

The record information presented hereon is not necessarily complete and intended only to verify substantial compliance of the grading and drainage aspects of this project. Those relying on the record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

Sincerely,

A handwritten signature in blue ink that reads "Ryan J. Morrissey".

Ryan J. Morrissey, P.E.  
Project Team Leader



8/5/2025