

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 15, 2025

Vincent Carrica
Tierra West LLC
5571 Midway Park Place NE
Albuquerque, NM 87109

**RE: Skyview West Warehouse Office
7110 Central Ave SW
30-Day Temporary CO Extension- Approved
Engineer's Stamp Date: 10/21/24
Engineer's Certification Date: 10/2/25
Hydrology File: K10D070
Case # HYDR-2025-00356**

Dear Mr. Carrica:

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Based on the Engineer's Drainage Certification received 10/02/2025 and site visit on 10/14/2025, this letter serves as a conditional approval from Hydrology Section for a 30 day extension of the **Temporary Certificate of Occupancy** for the Skyview West Warehouse located at 7110 Central Ave SW to be issued by the Building and Safety Division. **This extension is through January 15, 2026.** The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

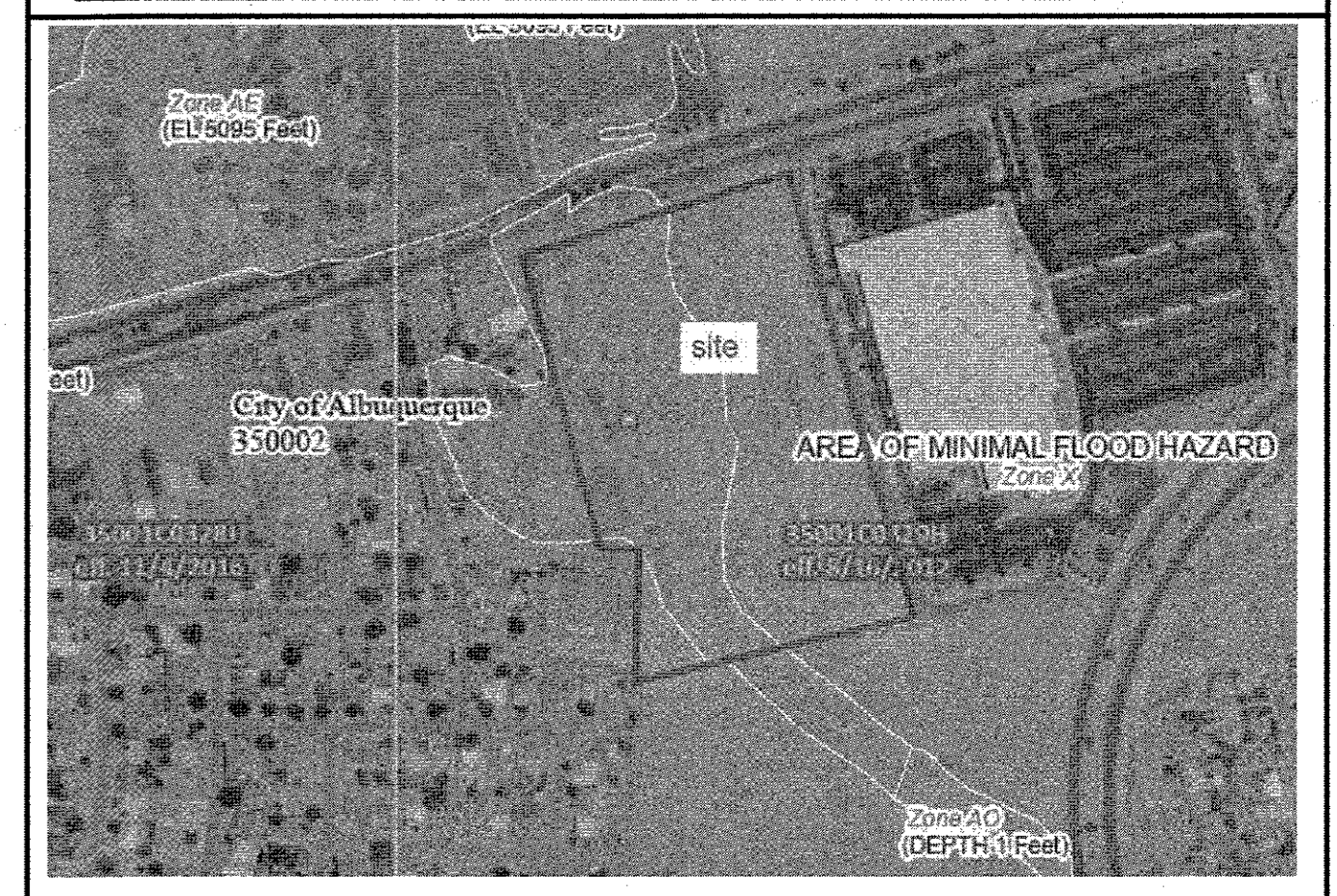
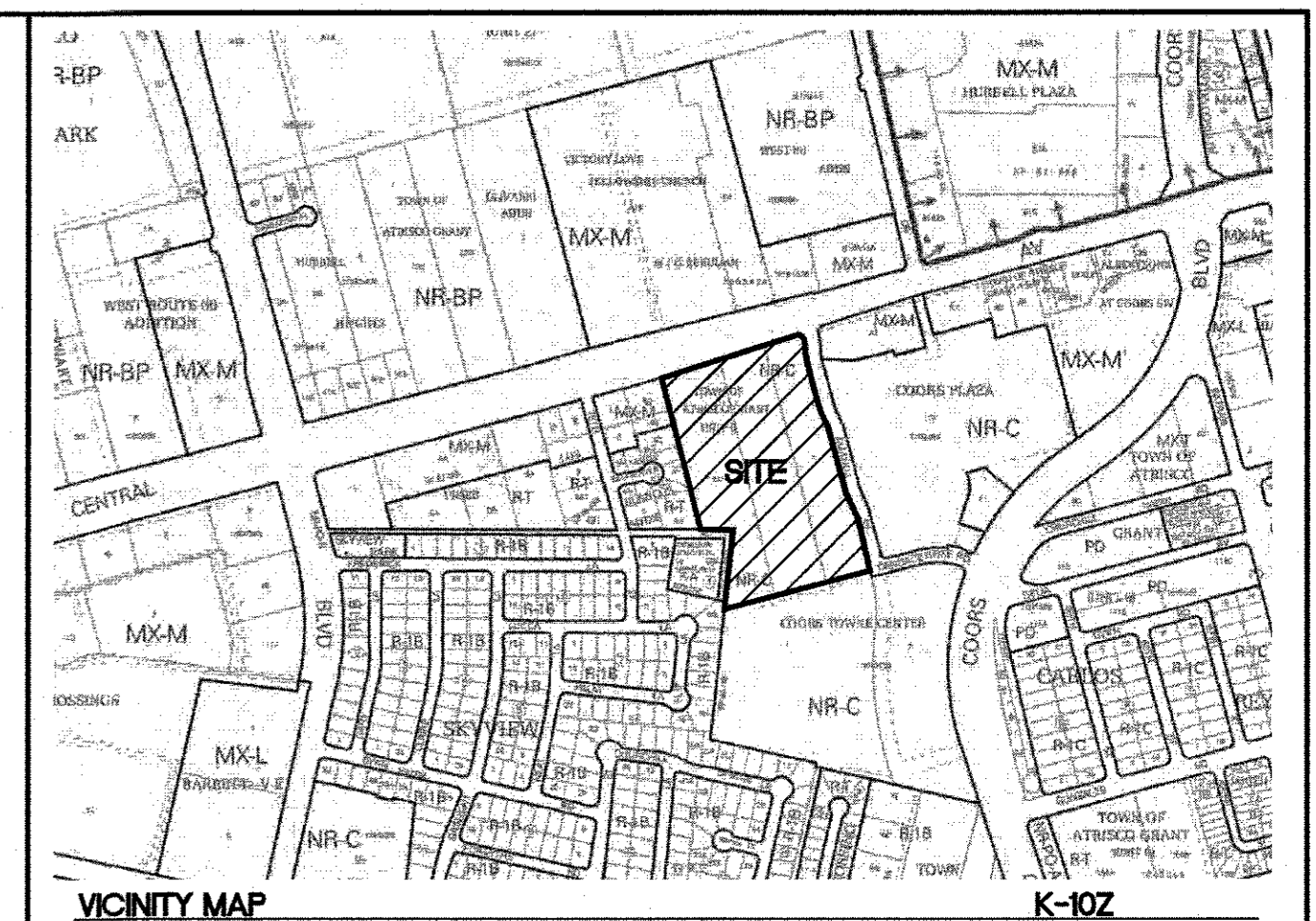
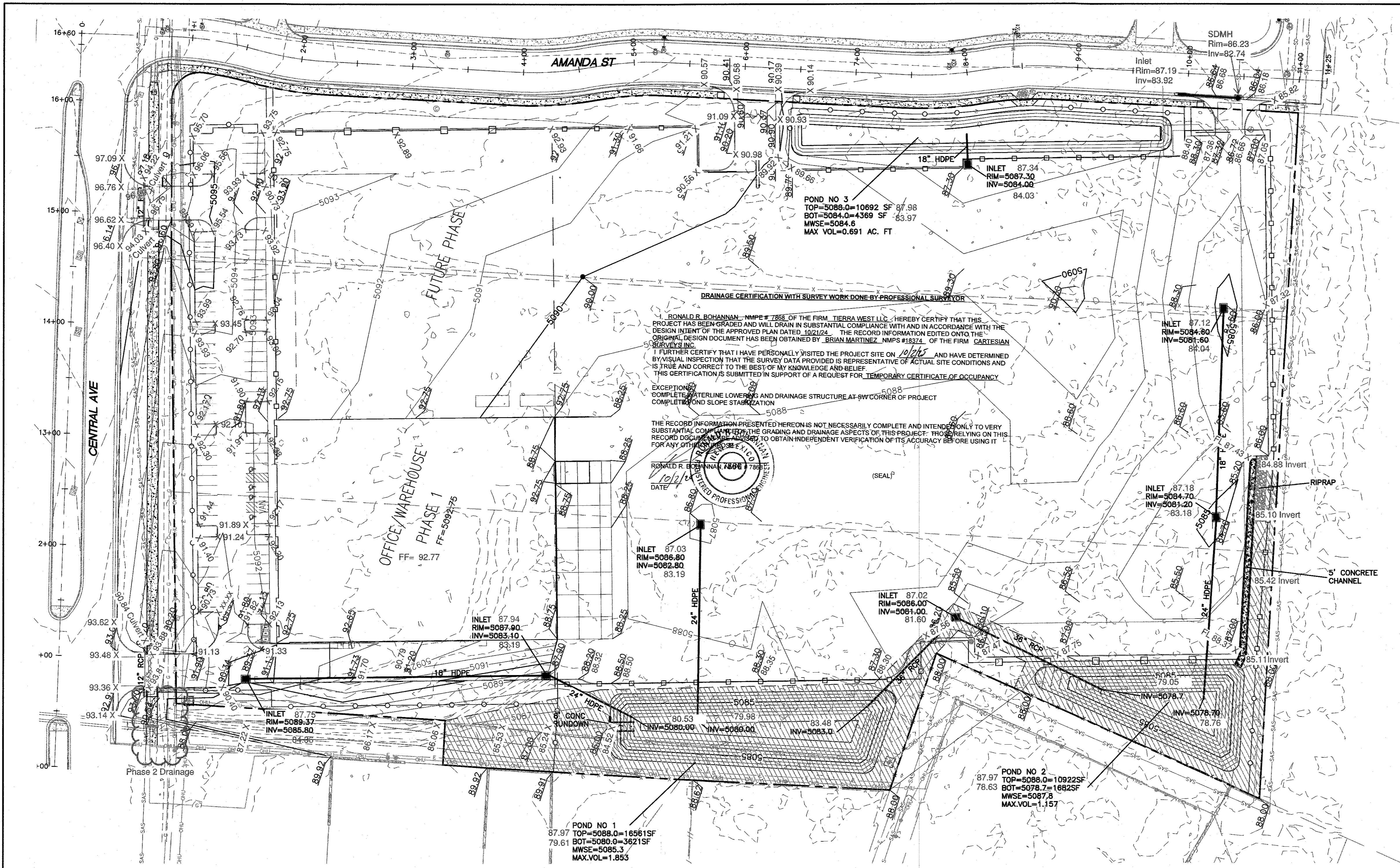
1. Complete the construction of the drainage structure NW corner of the project.

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.

Sincerely,

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



DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

I, RONALD R. BOHANNAN, NMPE # 7868 OF THE FIRM, TIERRA 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 10/21/24. THE RECORD INFORMATION EDITED ONTO THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY BRIAN MARTINEZ, NMPS #18374 OF THE FIRM, CARTESIAN SURVEY, INC.

I FURTHER CERTIFY THAT I HAVE PERSONALLY VISITED THE PROJECT SITE ON 10/21/24 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 TEMPORARY CERTIFICATE OF OCCUPANCY.

EXCEPTIONS: COMPLETE UNDERLINE LOWWAYS AND DRAINAGE STRUCTURE AT SW CORNER OF PROJECT COMPLETE AND SLOPE STABILIZATION.

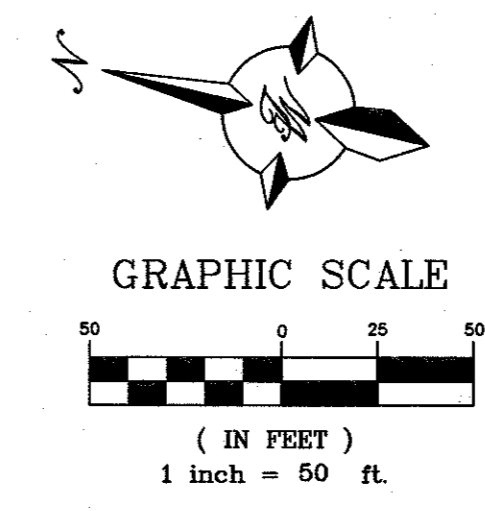
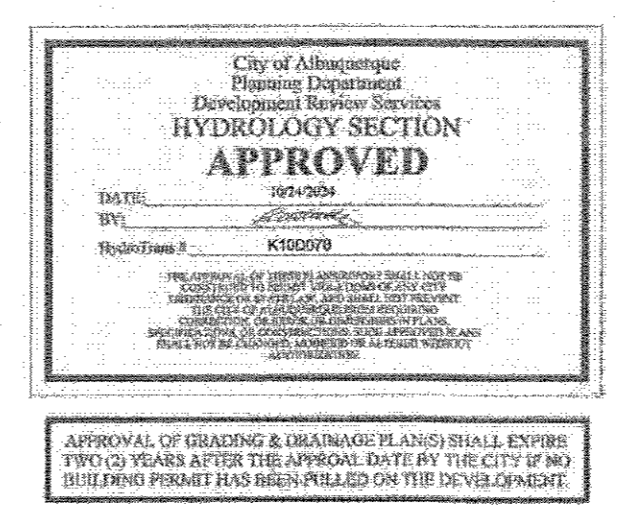
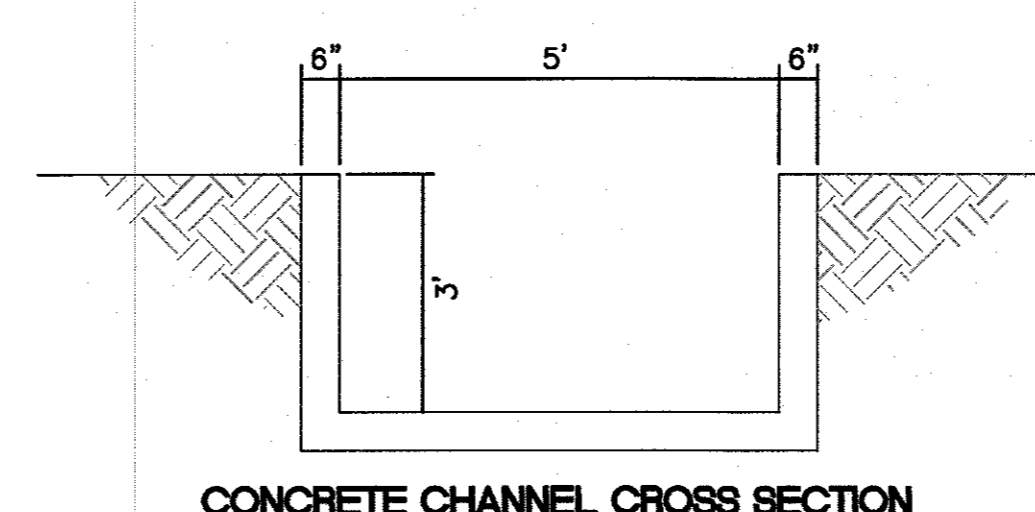
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDS ONLY TO VERIFY SUBSTANTIAL COMPLIANCE WITH THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT SHOULD OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER PURPOSE.

RONALD R. BOHANNAN, NMPE # 7868
DATE: 10/21/24
PROFESSIONAL SURVEYOR

- LEGEND**
- Curb & Gutter
 - - - Boundary Line
 - ▭ Building
 - - - Existing Curb & Gutter
 - Proposed Hydrant
 - Area Inlet
 - ⊙ Existing SAS MH
 - ⊗ Existing Gate Valve
 - - - Existing Waterline
 - - - Existing SAS
 - - - 5000 Existing Index Contour
 - - - 5000 Proposed Index Contour
 - ▨ Drainage Easement
 - - - Existing Chain Link Fence
 - 6" Designer Fence
 - 8" Opaque Fence

- NOTICE TO CONTRACTORS**
- AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
 - ALL WORK DETAILED ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE STATED OR PROVIDED HERON, SHALL BE CONSTRUCTED IN ACCORDANCE WITH COA SPECIFICATIONS.
 - TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 785-1234, FOR LOCATION OF EXISTING UTILITIES.
 - 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.
 - BACKFILL COMPACTION SHALL BE ACCORDING TO TRAFFIC/STREET USE.
 - MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
 - WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.

- EROSION CONTROL NOTES**
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
 - CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
 - REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL (CITY) ACCEPTANCE OF ANY PROJECT.
 - ALL SLOPES NOT STABILIZED AT THE END OF THE PROJECT SHALL BE STABILIZED IN ACCORDANCE WITH COA SPECS OR 3" GRAVEL.
 - REFERENCE LS-101 LANDSCAPE PLAN FOR FINAL STABILIZATION AND SITE DEVELOPMENT (SDP-1) PLAN FOR PLACEMENT OF 4" CRUSHED RECYCLED ASPHALT IN OUTDOOR STORAGE AREA.



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.

DRAINAGE MANAGEMENT PLAN:

SKYVIEW WEST WILL BE DEVELOPED WITH A 50,000 SF OFFICE-WAREHOUSE IN PHASE 1 WITH A POSSIBLE FUTURE 65,000 SF ADDITION IN PHASE 2, PARKING FACILITIES, DRIVE AISLES, DOCK AREAS AND OUTDOOR STORAGE. THE PURPOSE OF THIS SUBMITTAL IS TO PROVIDE THE DRAINAGE MANAGEMENT PLAN FOR APPROVAL OF SITE PLAN, GRADING AND BUILDING PERMIT FOR PHASE 1.

THE SITE IS CURRENTLY UNDEVELOPED. UPLAND FLOWS FROM CENTRAL AVENUE AS WELL AS DEVELOPED AND UNDEVELOPED PROPERTIES ADJACENT TO CENTRAL AVENUE ENTER THE SITE AT THE NORTHWEST CORNER AND PASS THROUGH A SMALL DETENTION POND ON ITS WAY OUT THE SOUTH END OF THE PROPERTY WHERE IT IS ROUTED VIA SURFACE FLOW TO AND PICKED UP BY A STORM DRAIN IN COORS BOULEVARD. THE TOTAL UPLAND FLOWS ENTERING THE SITE TOTAL JUST UNDER 85 CFS.

THE PROPOSED ADDITION OF THE THREE DETENTION PONDS WILL CONTROL THE STORM WATER DISCHARGE FROM THIS SITE TO 0.1 CFS PER ACRE FOR ONSITE PLUS THE TOTAL UPLAND FLOWS ENTERING THE PROPERTY. THIS IS CONSISTENT WITH THE AMOLE-HUBBELL MASTER DRAINAGE PLAN WHICH GOVERNS DRAINAGE FOR THIS AREA. A TOTAL OF 86.31 CFS (84.95 CFS UPLAND FLOWS PLUS 1.36 CFS FOR ONSITE FLOWS) WILL BE RELEASED FROM THE SUBJECT PROPERTY ALONG THE HISTORIC ROUTE AT THE SOUTHERN BOUNDARY OF THE SITE. THESE FLOWS WILL BE ROUTED VIA A CONCRETE CHANNEL FROM POND NO. 2 TO THE HISTORIC LOW SPOT ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE FLOWS WILL EXIT THE CHANNEL THROUGH A 50' WEIR TO AID IN CONTROLLING EROSION ON THE ADJACENT PROPERTY TO THE SOUTH.

ENGINEER'S SEAL RONALD R. BOHANNAN P.E. #7868	SKYVIEW WEST ALBUQUERQUE, NM	DRAWN BY pm
	GRADING PLAN	DATE 10-21-24
 TERRA WEST, LLC 5571 MIDWAY PARK PL NE ALBUQUERQUE, NEW MEXICO 87109 (505) 858-3100 www.tierrawestllc.com	SHEET # GR-1	JOB # 2023062