

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 23, 2025

3214 Purdue LLC
933 San Mateo Blvd NE
Albuquerque, NM 87106

RE: NOTICE OF VIOLATION
3214 Purdue Pl NE,
Albuquerque, NM 87106

To whom it may concern,

This notice of violation is being sent in response to drainage and flooding complaints received by the City Planning Department by the neighboring property at 3218 Purdue Pl NE on December 15, 2025.

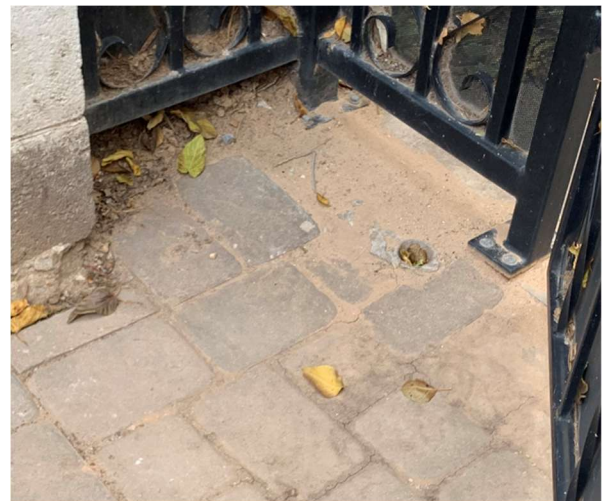
PO Box 1293

According to the neighbor, due to the new construction and the wood panel fencing, rain events now allow stormwater and sediment from your property to cross over the property line into the neighboring property. See the pictures below of the sediment and the picture of the area between the block wall and the wood fence where the sediment appears to be coming from.

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Per 14-5-2-11(D)(2)(d) of the Flood Hazard and Drainage Control Ordinance: *Demand for construction or repair - The city may send written notice ("notice") to the owner requiring maintenance, construction, or repair to the drainage facility within 30 days ("deadline") of receipt of the notice, and the owner, at their expense, must comply with the requirements of the notice by the deadline provided.*

This Notice of Violation also serves as a formal Demand for Construction or Repair of the site's grading and drainage to eliminate the storm water runoff to the neighboring lot **with a construction deadline of February 6, 2026.**

Per 14-5-2-12(B)(2) of the Flood Hazard and Control Ordinance: *Construction, grading or paving on any lot within the jurisdiction of the city shall not increase the damage potential to upstream, downstream or adjacent properties or public facilities. Damages shall be defined as those caused by flooding from the 100-year design storm and all smaller storms and from erosion and sedimentation resulting from the 10-year design storm and all smaller storms.*

Given that the wooden fence does not contain the stormwater to the property and now allows flows and sediment to travel to the adjacent property to the east with the potential for damage, the 3214 Purdue PI NE property is in violation of the City's Flood Hazard and Control Ordinance. The Hydrology Section would like to solicit your cooperation in correcting the violation(s) on or before the **construction deadline of February 6, 2026.**

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If the violation(s) cannot be remedied by the stated deadline, please contact me directly for consideration of an extension. Do not hesitate to contact me if you have any questions concerning this matter. I can be reached by phone at 505-924-3314 or by email at amontoya@cabq.gov.

Thank you for your cooperation on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', written in a cursive style.

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

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