

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

June 24, 2025

Henry Hester
Spinoff Construction
PO BOX 54817
Hurst, TX 76054

RE: Take 5 Car Wash
10415 Central Ave NE
Temporary Certificate of Occupancy
Engineer's Certification Date: 05/15/2025
Engineer's Stamp Date: 02/03/23
Hydrology File: L21D059B
Case # HYDR-2025-00195

Dear Mr. Hester:

Based on the Engineer's Grading and Drainage Certification received 3/20/2025 and site visit on 3/26/2025, this letter serves as a conditional approval from the Hydrology Section for a 30-day Temporary Certificate of Occupancy for 845 Juan Tabo NE to be issued by the Building and Safety Division. The following comment needs to be addressed prior to acceptance for Permanent C.O. of the above referenced project:

1. Please provide the Drainage Covenant with Exhibit A for the stormwater quality pond per Article 6-15(C) of the DPM prior to Permanent Release of Occupancy. Please submit the original copies along with the **\$ 25.00** recording fee check made payable to Bernalillo County to Hydrology. In order to submit the DC, you will need to apply in ABQ-PLAN for a Covenant and upload the Drainage Covenant and Exhibit A (separate attachments). Then the originals and the filing fee are turned in to Hydrology for processing.

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covenant

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Covenant
Category Name: DRC Applications

Description: Pond/Drainage Covenant and Agreements and Covenants

Before proceeding to application, please go to Development Review Services at: <https://www.cabq.gov/planning/development-review-services/hydrology-section> to download a copy of the agreement. Hydrology and/or Transportation must review all applications prior to submission. Staff contact information found at <https://www.cabq.gov/planning/development-review-services/design-review-construction-section>. DRC will only accept and record fully completed and approved applications.

Apply

Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

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If you have any questions, please contact me at 505-924-3314 or amontoya@cabq.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony Montoya, Jr.', is positioned above the printed name.

Anthony Montoya, Jr., P.E., CFM
Senior Engineer, Hydrology
Planning Department, Development Review Services

PO Box 1293

Albuquerque

NM 87103

www.cabq.gov

Drainage Certification

I, Atef A. Hanna, NMPE 27436, of the firm Beacon Civil Engineering, 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 06/28/2023. The record information edited onto the original design document has been obtained by Christopher Medina, NMPS 15702, of the firm Terra Land Surveys, LLC. I further certify that I have personally visited the site on 05/13/2025 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 Grading and Drainage closeout.

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 this record document are advised to obtain independent verification of its accuracy before using it for any other purpose.

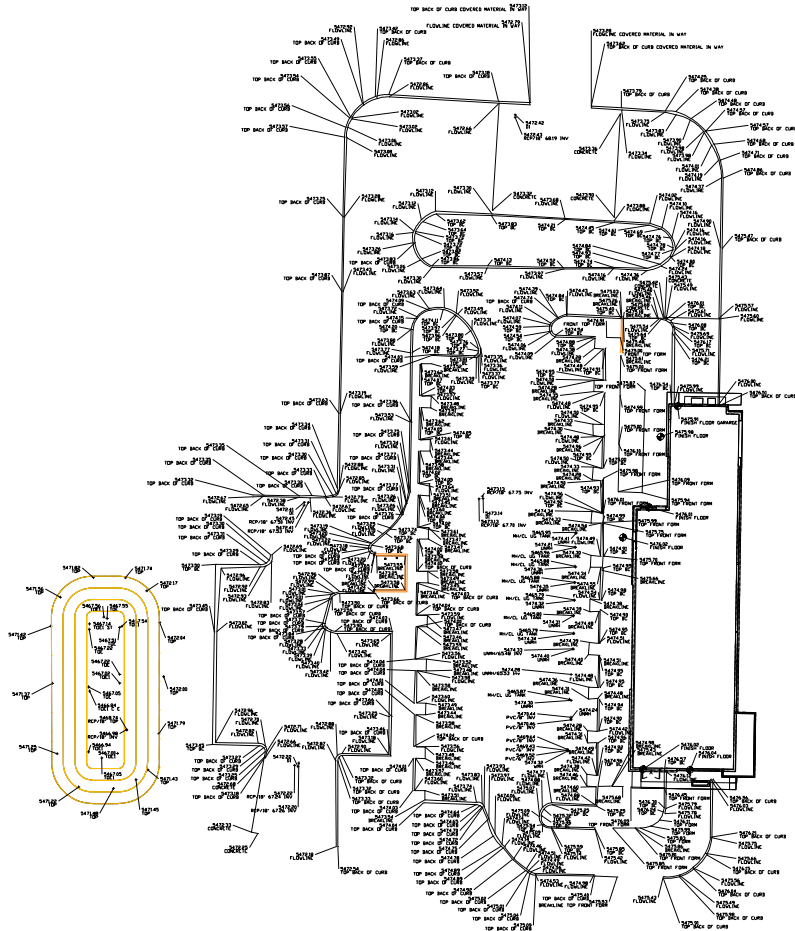


Atef A. Hanna, NMPE 27436

05/15/25

Date

GRADING PLAN AS-BUILT
TAKE 5 CAR WASH
10415 CENTRAL AVENUE NE
ALBUQUERQUE, NEW MEXICO
MAY 2025



- NOTES:
1. FIELD SURVEYS PERFORMED IN DECEMBER 2024 AND MAY 2025.
 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
 3. ELEVATIONS SHOWN ARE REFERENCED TO THE PROJECT DATUM.

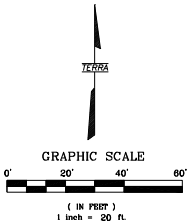
SURVEYOR'S CERTIFICATION:

I, CHRISTOPHER A. MEDINA, NEW MEXICO PROFESSIONAL SURVEYOR NO. 15702, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION; THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND IS CORRECT AND TRUE TO THE BEST OF MY BELIEF AND KNOWLEDGE.

Christopher A. Medina
CHRISTOPHER A. MEDINA, NMPLS NO. 15702



MAY 13, 2025
DATE



TERRA LAND SURVEYS, LLC
P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-8513