

# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 17, 2025

Luis Noriega  
Tierra West LLC  
5571 Midway Park Place NE  
Albuquerque, NM 87109

**RE: 98<sup>th</sup> and Sage Storage**  
**9850 De Vargas Rd SW**  
**30-Day Temporary CO - Approved**  
**Engineer's Stamp Date: 01/04/2024**  
**Engineer's Certification Date: 3/12/25**  
**Hydrology File: M09D012B**  
**Case # HYDR-2025-00080**

Dear Mr. Noriega:

PO Box 1293

Albuquerque

NM 87103

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

Based on the Engineer's Drainage Certification received 03/12/2025 and site visit on 03/17/2025, this letter serves as a conditional approval from Hydrology Section for a **30-day Temporary Certificate of Occupancy** for the Self-Storage Facility located at 9850 De Vargas Rd SW 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 executed paper Drainage Covenant (latest revision) printed on one-side only with Exhibit A and a check for **\$25.00** made out to "**Bernalillo County**" for the stormwater quality ponds per Article 6-15(C) of the DPM to Hydrology. The Covenant and the Exhibit will also be required as submittals in ABQ-PLAN.

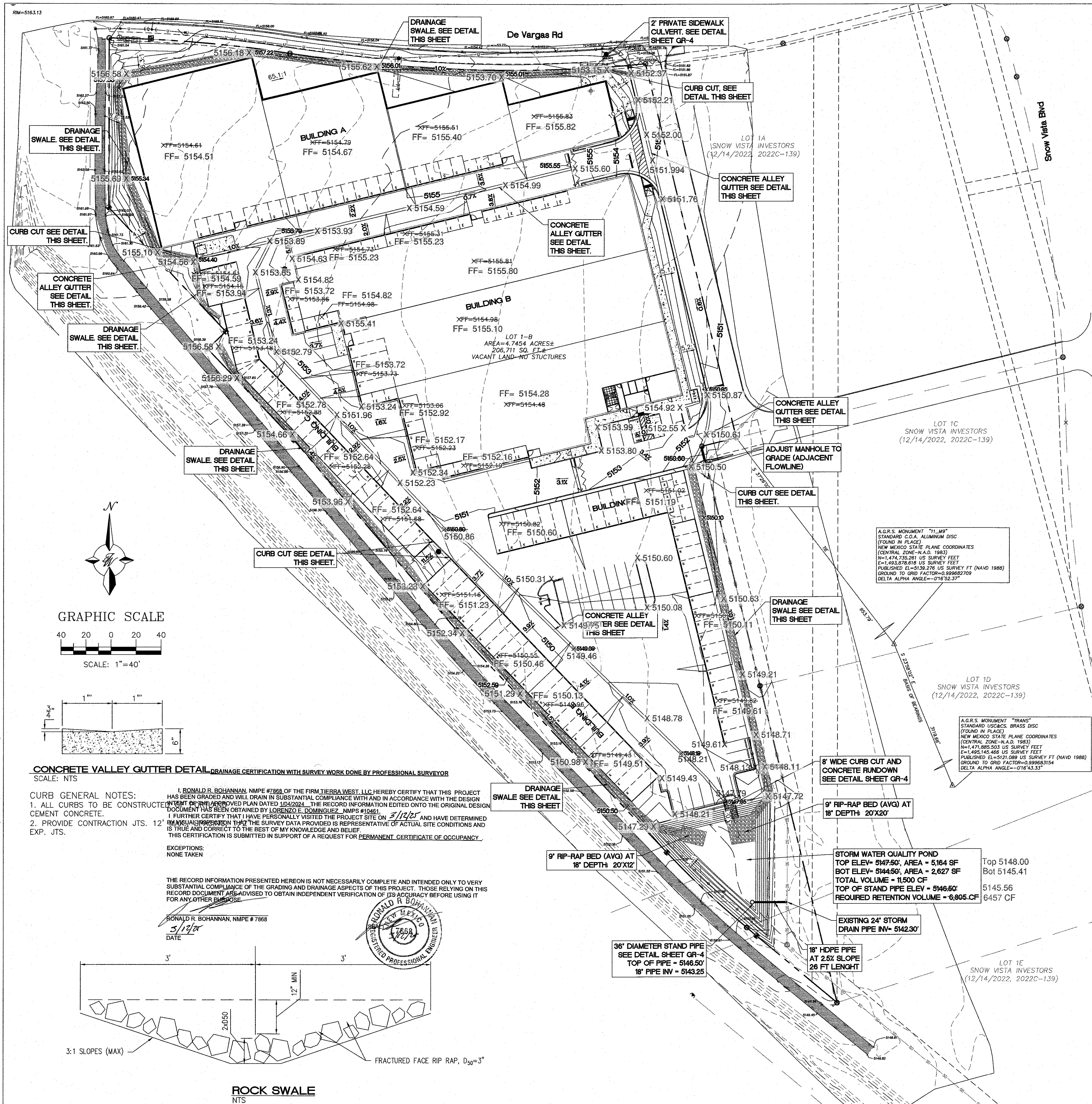
Please resubmit for a request for permanent release of Certificate of Occupancy once the above item is complete.

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

Sincerely,

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

\\TINAS\Z\_Drive\2023\2023018 Storage Units Lot 1B Snow Vista Investors\dwg\EPIC\2023018\_GRB.dwg Jun 06, 2024 - 10:38am



### LEGEND

	CURB & GUTTER	x 5048.25	SPOT ELEVATION
	BOUNDARY LINE		FLOW ARROW
	EASEMENT		EXISTING CURB & GUTTER
	BUILDING		EXISTING BOUNDARY LINE
	SIDEWALK		EXISTING CONTOUR MAJOR
	STEM WALL		EXISTING CONTOUR MINOR
	CONTOUR MAJOR	x 5011	EXISTING SPOT ELEVATION
	CONTOUR MINOR	x 5048.25	GRADE BREAK

### COA NOTICE TO CONTRACTORS

1. ALL WORK IN THE RIGHT-OF-WAY SHALL BE INCLUDED IN A WORK ORDER.
2. BUILD ALL PUBLIC SIDEWALK CULVERTS PER COA STD DWG 2236.
3. CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A MEETING PRIOR TO FORMING.
4. AN EXCAVATION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK WITHIN CITY RIGHT-OF-WAY.
5. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES AND REGULATIONS CONCERNING CONSTRUCTION SAFETY AND HEALTH.
6. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, THE CONTRACTOR MUST CONTACT NEW MEXICO ONE CALL, DIAL "811" (OR (505) 260-1990) FOR THE LOCATION OF EXISTING UTILITIES.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE AND VERIFY THE LOCATIONS OF ALL OBSTRUCTIONS. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
8. BACKFILL COMPACTED SHALL BE ACCORDING TO TRAFFIC/STREET USE.
9. MAINTENANCE OF THE FACILITY SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY BEING SERVED.
10. WORK ON ARTERIAL STREETS MAY BE REQUIRED ON A 24-HOUR BASIS.
11. CONTRACTOR MUST CONTACT STORM DRAIN MAINTENANCE AT (505) 857-8033 TO SCHEDULE A CONSTRUCTION INSPECTION. FOR EXCAVATING AND BARRICADING INSPECTIONS, CONTACT CONSTRUCTION COORDINATION AT (505) 924-3416.

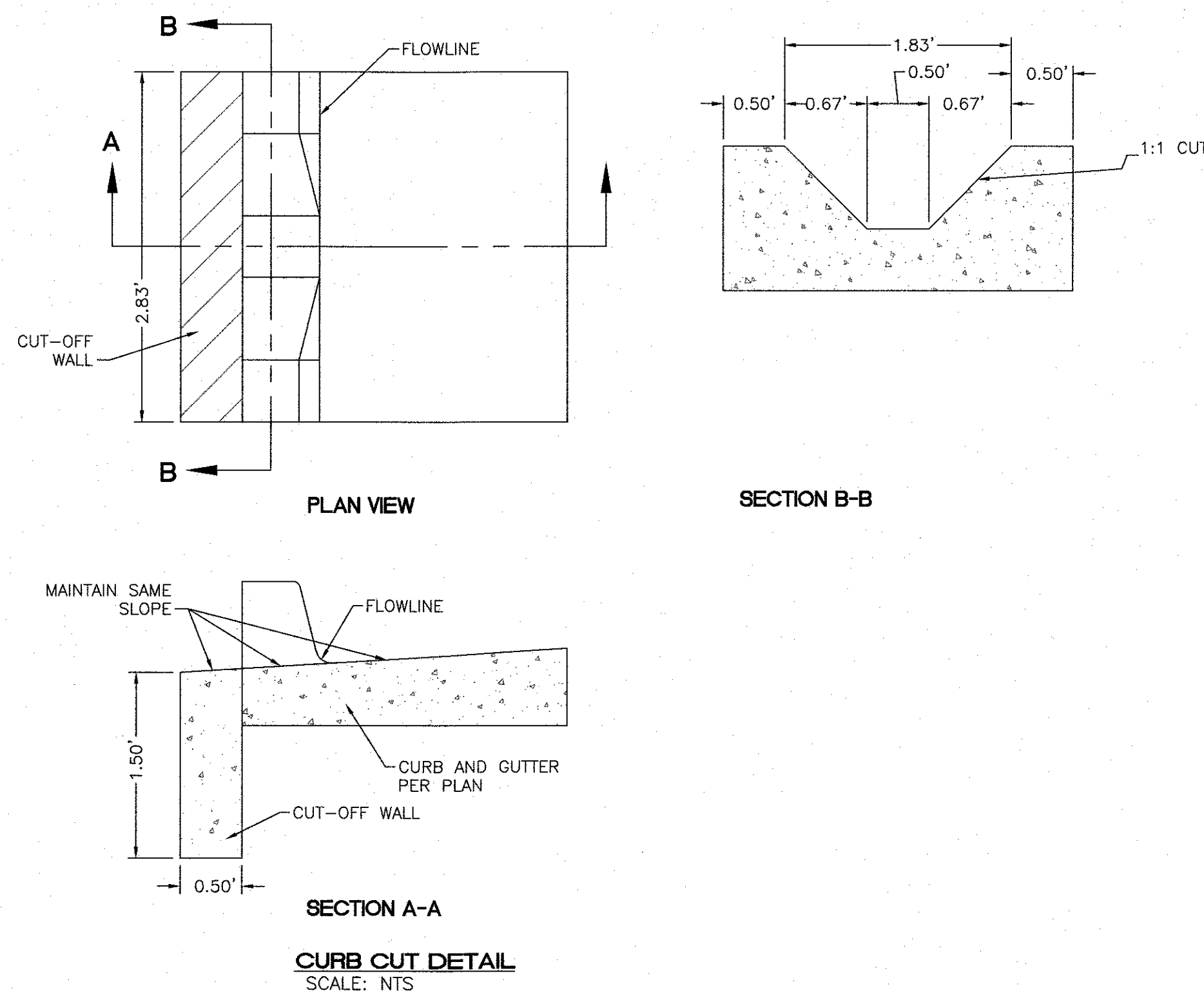
### SPOT ELEVATION NOTE:

ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.

FF = FINISH FLOOR ELEVATION  
TW = FINISH GRADE NEAR TOP OF STEM WALL  
FL = FLOW LINE ELEVATION  
TC = TOP OF CURB ELEVATION

### CAUTION

ALL EXISTING UTILITIES/TOPOGRAPHY 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.



### CONCRETE VALLEY GUTTER DETAIL DRAINAGE CERTIFICATION WITH SURVEY WORK DONE BY PROFESSIONAL SURVEYOR

SCALE: NTS

CURB GENERAL NOTES:

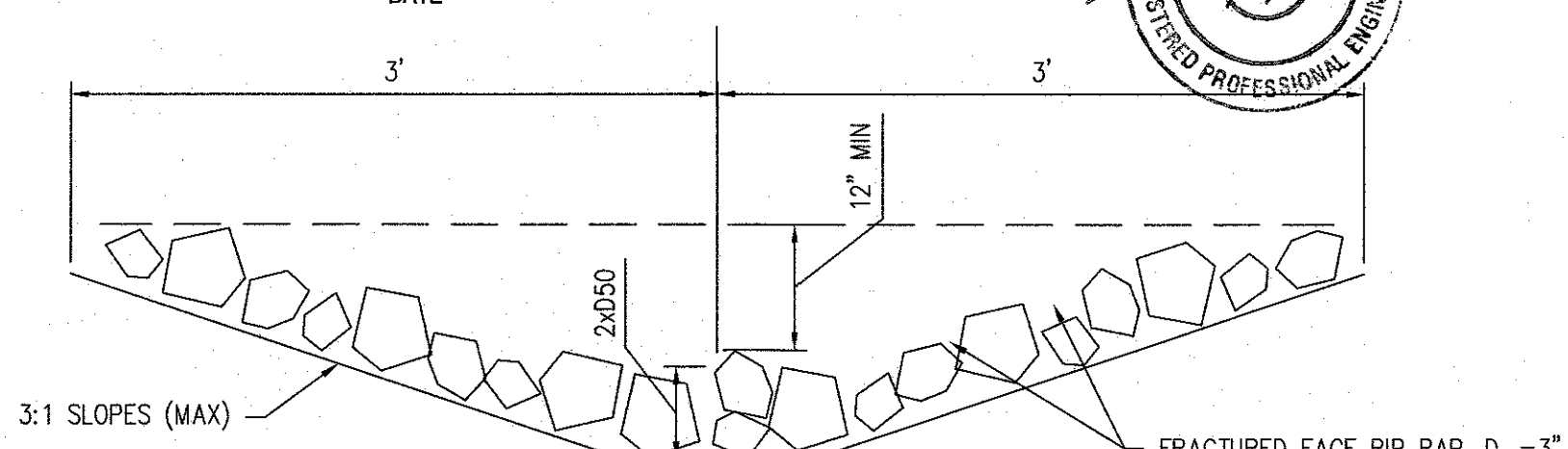
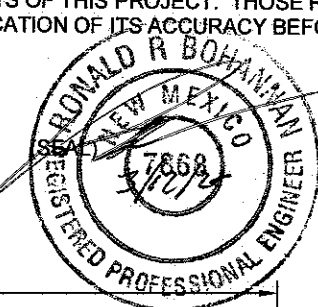
1. ALL CURBS TO BE CONSTRUCTED IN ACCORDANCE WITH THE RECORD INFORMATION SHOWN ON THE ORIGINAL DESIGN DOCUMENT HAS BEEN OBTAINED BY LORENZO E. DOMINGUEZ, NMPS #10481.
2. PROVIDE CONTRACTION JTS. 12" EXP. JTS.

EXCEPTIONS:

NONE TAKEN

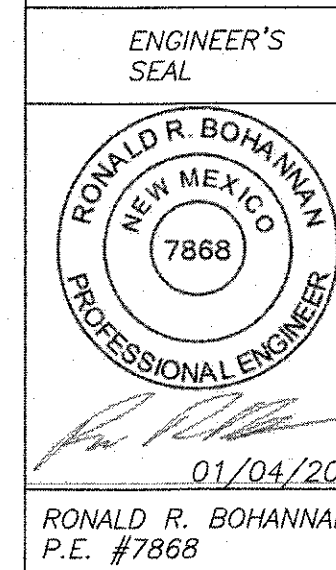
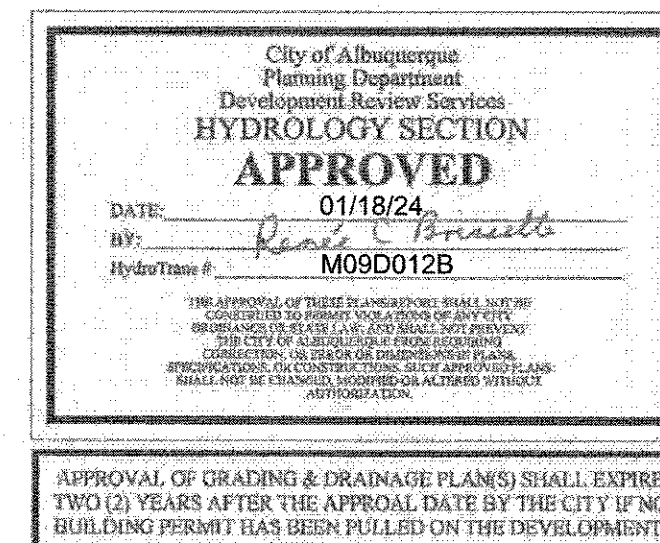
THE RECORD INFORMATION PRESENTED HEREON IS NOT NECESSARILY COMPLETE AND INTENDED ONLY TO VERY SUBSTANTIAL COMPLIANCE OF THE GRADING AND DRAINAGE ASPECTS OF THIS PROJECT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE USING IT FOR ANY OTHER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

RONALD R. BOHANNAN, NMPE #7868  
3/19/24  
DATE



### ROCK SWALE

NTS



98TH & SAGE STORAGE  
ALBUQUERQUE, NM  
GRADING & DRAINAGE  
PLAN

TIERRA WEST, LLC  
5571 MIDWAY PARK PLACE NE  
ALBUQUERQUE, NM 87109  
(505) 858-3100  
www.tierrawestllc.com

DRAWN BY  
BF  
DATE  
01/04/2024  
2023018\_GRB  
SHEET #  
GR-1  
JOB #  
2023018