

CITY OF ALBUQUERQUE

PLANNING DEPARTMENT – Development Review Services



May 1, 2014

NM AIRPORT HOSPITALITY LLC
11750 Holly Ave. NE
Albuquerque, NM 87122-1582

Richard J. Berry, Mayor

**RE: Property located at 1441 Woodward Rd. SE
Albuquerque, NM 87106
Retaining wall concerns
File: M15D23B**

To Whom it Concerns:

It has recently been brought to the attention of the City of Albuquerque's Development Review Services that the above referenced property has been graded. There is concern that the retaining wall on the adjacent property may be compromised. Retaining walls may rely on soils beyond the footing for stability and soil bearing in their design. Without proper understanding of the structural mechanics of the wall, removal of the soil may cause soil overbearing and/or overturning failure of the wall. Furthermore, slopes typically do not exceed a 3:1 ratio without any slope treatment. A photo of the retaining wall is included in this correspondence.

PO Box 1293

Albuquerque

New Mexico 87103

We do not have in our records an approved grading plan as is required pursuant to City Ordinance §14-5-2-12 (B)(2). Therefore, the soil cut shown in the photo is not approved by the City. It is incumbent upon the property owners to verify that the integrity of the wall is not compromised, or to regrade the property such that the risk of failure of the retaining wall is minimized. Grading a lot 1 acre or more requires a Grading Permit pursuant to the above mentioned ordinance.

www.cabq.gov

If you have any questions, you can contact me at 924-3695.

Sincerely,

Rita Harmon, P.E.

Senior Engineer, Planning Dept.
Development Review Services

Orig: Drainage file
c.pdf: Recipient
att: site1.JPEG photo