

CITY OF ALBUQUERQUE

Planning Department
Alan Varela, Director



Mayor Timothy M. Keller

December 10, 2025

Derek Bohannon, P.E.
Tierra West, LLC
5571 Midway Park Place NE
Albuquerque, NM, 87109

RE: ALOFT HOTEL
1501 Aircraft Ave SE
Grading & Drainage Plans
Engineer's Stamp Date: 10/30/2025
Hydrology File: M15D057
Case # HYDR-2025-00219

Dear Mr. Bohannon:

PO Box 1293

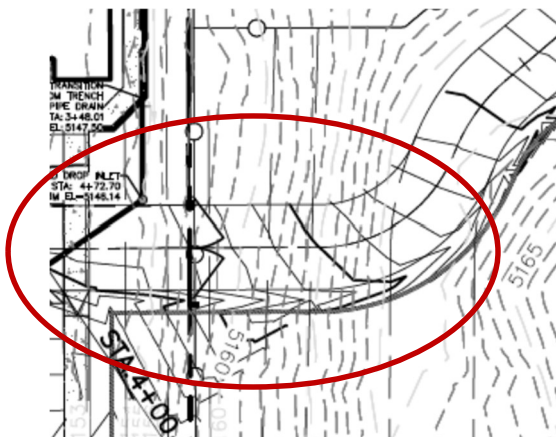
Albuquerque

NM 87103

www.cabq.gov

Based upon the information provided by our Storm Water Quality (SWQ) group. This Grading & Drainage plan needs to be updated to address the following items ASAP. The City of Albuquerque Hydrology Group will have to rescind its approval letter dated 11/3/2025. Please resubmit the revised plan to us for reapproval.

1. The proposed contours on the bottom of the emergency access road east of the hotel show 15' of excavation on top of the existing city-owned dam, which will result in excessive off-site stormwater entering the Hotel construction area with the removal of the dam. The proposed contours don't tie into existing contours, leaving a 15' high slope unaccounted for. The limits of disturbance can't be identified until the proposed contours are tied into the existing contours. Please submit a revised G&D Plan showing the corrected contours to Hydrology for re-approval.



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2. Show the existing 36" RCP SD location.



3. Provide details for the retaining wall south of the emergency access road and east of the hotel parking lot.
4. Provide pond storage capacity, WSEL/Free Board analysis for the existing City pond.
5. Add a water block at the University Blvd. connection.
6. The hotel property owner needs to get an access easement from the City and signs a maintenance agreement with the City.

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

Sincerely,

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